



## 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](http://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 checked="" type="checkbox"/>   | <b>Completed Land Development Application and Primary Checklist items.</b>  |
| <b>Pre-Application Process.</b>   |   |
| <input checked="" 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"/>  | <p><b>Subdivision Fee</b><br/>           Parks, open space, and minor subdivisions: \$0.05 per square foot of subdivided area<br/>           Lot line change and two-lot subdivision with existing residential structure: \$200<br/>           Minor subdivision of 4 lots or fewer: \$200<br/>           Major subdivision of 5 lots or more: \$200, plus \$50 per lot<br/>           Inspection of public improvements: 3% of the value of bonded improvements<br/>           Public hearing: \$150, plus \$50 for obtaining a public hearing notification list from the City Assessor</p>  |
| <input checked="" type="checkbox"/>   | <p><b>Site Plan</b><br/>           Residential (4 or fewer dwelling units): \$200<br/>           Residential (5 or more dwelling units): \$200, plus \$100 per unit<br/>           Commercial: \$1,000, plus \$100 per 1,000 square feet of floor area<br/>           Inspection of public improvements: 2% of the value of bonded improvements</p>   |
| <input type="checkbox"/>  | <p><b>Recreation fee in lieu of land (at Board's discretion)</b><br/>           As determined by the Planning Board</p>   |
| <input type="checkbox"/>  | <p><b>Special Use Permit</b><br/>           Residential: \$150<br/>           Commercial: \$250</p>   |
| <input type="checkbox"/>  | <p><b>Public Hearing Fee</b><br/>           \$150, plus \$50.00 for obtaining a public hearing notification from the City Assessor</p>  |
| <input checked="" type="checkbox"/>   | <p><b>Escrow Fee for professional services required in review process</b><br/>           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:<br/>           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"/>  | <b>Affidavit of Public Hearing Notice</b>   |



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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"/> | <p><b>For Site Plans: Submit Two (2) Hardcopies</b></p> <p>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><b>For Subdivision Plats: Submit one (1) Original Mylar, One (1) Photographic Mylar, and one (1) Contact Prints of Preliminary Plat</b></p> <p>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><b>For Special Use Permits: Three (3) Hardcopies of Site Plan</b></p> <p>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.</p> |
| <input checked="" type="checkbox"/> | <p><b>Digital Submission.</b> 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><b>Short or Full Environmental Assessment Form.</b></p> <p>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 <a href="http://www.dec.ny.gov/regs/4490.html">http://www.dec.ny.gov/regs/4490.html</a> 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 <a href="http://www.dec.ny.gov/permits/6191.html">http://www.dec.ny.gov/permits/6191.html</a>.</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 <a href="http://www.dec.ny.gov/permits/6191.html">http://www.dec.ny.gov/permits/6191.html</a>.</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 <a href="http://www.dec.ny.gov/permits/6191.html">http://www.dec.ny.gov/permits/6191.html</a>.</p> <p>Note: The City recommends that you use the EAF Mapper Application (<a href="http://www.dec.ny.gov/eafmapper/">www.dec.ny.gov/eafmapper/</a>) that will generate partially completed EAFs.</p>  |
| <input type="checkbox"/> | <p><b>Coastal Assessment Form (CAF).</b></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:<br/><a href="http://docs.dos.ny.gov/communitieswaterfronts/LWRP/Newburgh_C/Original/NewburghSI.pdf">http://docs.dos.ny.gov/communitieswaterfronts/LWRP/Newburgh_C/Original/NewburghSI.pdf</a>.</p> <p>If a CAF is required, the applicant must review Code Chapter 159 at <a href="http://ecode360.com/28160802">http://ecode360.com/28160802</a>, 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><b>Certificate of Appropriateness (COA)</b></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: <a href="http://www.cityofnewburgh-ny.gov/architectural-review-commission">http://www.cityofnewburgh-ny.gov/architectural-review-commission</a>.</p> <p>If a COA is required, the applicant must review Code Chapter 300, Article V (available at <a href="http://ecode360.com/10875977">http://ecode360.com/10875977</a>).</p> <p>Additionally, the applicant must consult the Design Guidelines for Newburgh's East End Historic District (available at <a href="http://www.cityofnewburgh-ny.gov/sites/newburghny/files/file/file/eehd-designguide2008.pdf">http://www.cityofnewburgh-ny.gov/sites/newburghny/files/file/file/eehd-designguide2008.pdf</a>) or consult the Colonial Terraces Design Guidelines (available at <a href="http://www.cityofnewburgh-ny.gov/sites/newburghny/files/file/file/colonialterraceguidelines.pdf">http://www.cityofnewburgh-ny.gov/sites/newburghny/files/file/file/colonialterraceguidelines.pdf</a>).</p> |



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|   |
|---|
| The applicant must complete the COA application (available at <a href="http://www.cityofnewburgh-ny.gov/sites/newburghny/files/file/file/arc-application-0409.pdf">http://www.cityofnewburgh-ny.gov/sites/newburghny/files/file/file/arc-application-0409.pdf</a> ) 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"/> | <b>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.</b>  |
| <input type="checkbox"/> | <b>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.</b><br>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"/> | <b>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.</b><br>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"/> | <b>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.</b><br>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:** \_\_\_\_\_ Steelways, Inc. Shipyard \_\_\_\_\_

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

|          |                           |        |    |      |       |
|----------|---------------------------|--------|----|------|-------|
| Name:    | Steelways, Inc.           |        |    |      |       |
| Address: | 401 South Water Street    |        |    |      |       |
| City:    | Newburgh                  | State: | NY | Zip: | 12553 |
| Phone:   | (845) 562-0860            |        |    |      |       |
| Fax:     | (845) 562-0870            |        |    |      |       |
| Email:   | dplotkin@steelwaysinc.com |        |    |      |       |

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

|          |                           |        |    |      |       |
|----------|---------------------------|--------|----|------|-------|
| Name:    | Hudson Shipyard, LP       |        |    |      |       |
| Address: | 401 South Water Street    |        |    |      |       |
| City:    | Newburgh                  | State: | NY | Zip: | 12553 |
| Phone:   | (845) 562-0860            |        |    |      |       |
| Fax:     | (845) 562-0870            |        |    |      |       |
| Email:   | dplotkin@steelwaysinc.com |        |    |      |       |

**D. Person Preparing Plan or Plat:**

|          |   |        |    |      |       |
|----------|---|--------|----|------|-------|
| Name:    | Pietrzak & Pfau Engineering & Surveying, PLLC |        |    |      |       |
| Address: | 262 Greenwich Avenue                          |        |    |      |       |
| City:    | Goshen  | State: | NY | Zip: | 10924 |
| Phone:   | (845) 294-0606                                |        |    |      |       |
| Fax:     | (845) 294-0610                                |        |    |      |       |
| Email:   | pietrzakpfau@pietrzakpfau.com                 |        |    |      |       |

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

|                            |                        |        |    |      |       |
|----------------------------|------------------------|--------|----|------|-------|
| Name:                      | David Plotkin          |        |    |      |       |
| Relationship to Applicant: | President              |        |    |      |       |
| Firm:                      | Steelways, Inc.        |        |    |      |       |
| Address:                   | 401 South Water Street |        |    |      |       |
| City:                      | Newburgh               | State: | NY | Zip: | 12553 |
| Phone:                     | (845) 562-0860         |        |    |      |       |
| Fax:                       | (845) 562-0870         |        |    |      |       |
| Email:                     | dplotkin@steelways.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:      |  |        |        |      |         |    |
| City:                | Newburgh   | State: | NY     | Zip: | 12550   |    |
| Location:            | On the <u>west</u> side of <u>South Water Street</u><br>(Street)<br><u>500</u> feet <u>north</u><br>(Direction)<br>of <u>Walsh Avenue intersection with South Water Street</u><br>(Street) |        |        |      |         |    |
| Tax Map Designation: | Section:   | 49     | Block: | 1    | Lot(s): | 24 |
|                      | Section:   |        | Block: |      | Lot(s): |    |
|                      | Section:   |        | Block: |      | Lot(s): |    |
| Tax Map No.:         |  |        |        |      |         |    |
| Zoning District:     | Open Space (OS) [per 2015 zoning map]  |        |        |      |         |    |

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

|          |    |        |   |         |      |
|----------|----|--------|---|---------|------|
| Section: | 49 | Block: | 1 | Lot(s): | 6    |
| Section: | 49 | Block: | 1 | Lot(s): | 5.21 |
| 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"/>  |

|  |                                     |
|--|-------------------------------------|
| PROJECT NAME   | <input checked="" type="checkbox"/> |
| SECTION, BLOCK, LOT NUMBER   | <input checked="" type="checkbox"/> |
| STREET NAMES   | <input checked="" type="checkbox"/> |
| PROJECT SITE BOUNDARIES  | <input checked="" type="checkbox"/> |
| FIRE LANES   | <input 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 checked="" 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 type="checkbox"/>            |
| ZONING/SCHOOL/OVERLAY/SPECIAL DISTRICT BOUNDARIES WITHIN 500 FT OF PERIMETER | <input checked="" type="checkbox"/> |
| PROPERTY BOUNDARIES  | <input checked="" 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 checked="" type="checkbox"/> |
| EASEMENTS  | <input checked="" type="checkbox"/> |
| AREAS DEDICATED TO PUBLIC USE  | <input type="checkbox"/>            |
| LOCATION, USE & DIMENSIONS OF EXISTING AND PROPOSED STRUCTURES               | <input checked="" type="checkbox"/> |
| LOCATION, HEIGHT, SIZE, MATERIALS & DESIGN OF ALL PROPOSED SIGNS             | <input type="checkbox"/>            |

VICINITY MAP (≥ 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):

**Check Requirement Box**

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.

**PART II – Site Plan Submission Requirements**

**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
- SEQR 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
- VIEWS/SHED 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

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### PART V – Signatures - To Be Completed by Applicant

On this the 19 day of August, 2016 before me, THERESA PANICO (name of notary), the undersigned officer, personally appeared David Plotkin (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: South Water Street

City: Newburgh

State: NY

Zip: 12550

David Plotkin  
Signature of Affiant

David Plotkin  
Printed Name of Affiant

Subscribed and sworn to before me this 19 day of August 2016.

Theresa Panico  
Signature of Notary Public

Signature of Notary Public

THERESA PANICO  
Printed Name of Notary

Printed Name of Notary

Date Commission Expires: \_\_\_\_\_

STATE OF \_\_\_\_\_ )

\_\_\_\_\_ ) ss. (city/town)

COUNTY OF \_\_\_\_\_ )

THERESA PANICO  
Notary Public, State of New York  
Registration No. 01PA5028266  
Qualified in Orange County  
Commission Expires May 31, 2018



**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:      | South Water Street |          |                  |      |       |
| City:                | Newburgh           | State:   | NY               | Zip: | 12550 |
| Tax Map Designation: | Section: 49        | Block: 1 | Lot(s): 24 & 521 |      |       |

**B. Property Owner:**

|          |                        |        |    |      |       |
|----------|------------------------|--------|----|------|-------|
| Name:    | Hudson Shipyard, LP    |        |    |      |       |
| Address: | 401 South Water Street |        |    |      |       |
| City:    | Newburgh               | State: | NY | Zip: | 12553 |
| Phone:   | (845) 562-0870         |        |    |      |       |

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

|          |                        |        |    |      |       |
|----------|------------------------|--------|----|------|-------|
| Name:    | Steelways, Inc.        |        |    |      |       |
| Address: | 401 South Water Street |        |    |      |       |
| City:    | Newburgh               | State: | NY | Zip: | 12553 |
| Phone:   | (845) 562-0860         |        |    |      |       |

**D. Owner Proxy Statement:**

I, David Plotkin 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: *David Plotkin* Date: 8/19/16

Subscribed and sworn to before me this 19 day of August 2016.

*Theresa Annice*  
Signature of Notary Public

TERESA ANNICE  
Printed Name of Notary

Date Commission Expires:

\_\_\_\_\_  
Notary Public, State of New York  
Registration No. 01PA5028266  
Qualified in Orange County  
Commission Expires May 31, 2018



**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 New York )  
 ) ss. (city/town)  
COUNTY OF Orange )

David Plotkin, being duly sworn deposes and says that he/she is the  
President  
(title)  
Steelways, Inc.  
(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.

+ David Plotkin  
Applicant Signature

Date 8/19/16

David Plotkin  
(Print Name Above)

+ David Plotkin  
Property Owner Signature(s)

Date 8/19/16

David Plotkin  
(Print Name Above)

Sworn to before me

This 19th day of August, 2016

Sharon Lopez  
Notary Public

County of New York, State of New York  
Notary Public, Commission No. 01PA50288  
Qualified in Orange County  
Commission Expires March 31, 2018

2018

**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:<br>Steelways, Inc. Shipyard   |              |                                   |
| Project Location (describe, and attach a general location map):<br>West side of South Water Street, approximately 500 feet north of Walsh Avenue intersection.   |              |                                   |
| Brief Description of Proposed Action (include purpose or need):<br>Utilize the shipyard parcel for the temporary storage of 230 steel pipes to be used for the Delaware Aqueduct Bypass. Each steel pipe is 40' long by 16' diameter, and will be stored on timbers. Gravel will be placed under timbers, only in areas where required. A gravel access drive with one (1) turn around area will be provided to access the pipe storage areas. |              |                                   |
| Name of Applicant/Sponsor:<br>Steelways, Inc.  |              | Telephone: 845-562-0860           |
|  |              | E-Mail: dplotkin@steelwaysinc.com |
| Address: 401 South Water Street  |              |                                   |
| City/PO: Newburgh  | State: NY    | Zip Code: 12553                   |
| Project Contact (if not same as sponsor; give name and title/role):<br>David Plotkin, President  |              | Telephone: 845-562-0860           |
|  |              | E-Mail: dplotkin@steelwaysinc.com |
| Address:<br>401 South Water Street   |              |                                   |
| City/PO:<br>Newburgh   | State:<br>NY | Zip Code:<br>12553                |
| Property Owner (if not same as sponsor):<br>Hudson Shipyard, LP  |              | Telephone: 845-562-0860           |
|  |              | E-Mail: dplotkin@steelwaysinc.com |
| Address:<br>401 South Water Street   |              |                                   |
| City/PO:<br>Newburgh   | State:<br>NY | Zip Code:<br>12553                |

**B. Government Approvals**

| <b>B. Government Approvals, Funding, or Sponsorship.</b> ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.) |   |   |
|---|---|---|
| <b>Government Entity</b>  | <b>If Yes: Identify Agency and Approval(s) Required</b> | <b>Application Date (Actual or projected)</b>                       |
| a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees                         |   |   |
| b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                             | City of Newburgh Planning Board - Site Plan Approval    |   |
| c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                          |   |   |
| d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |   |   |
| e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  | Orange County Planning Department - 239 referral        |   |
| f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |   |   |
| g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No  |   |   |
| 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**

|   |   |
|---|---|
| <b>C.1. Planning and zoning actions.</b>  |   |
| 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"> <li>• If Yes, complete sections C, F and G.</li> <li>• If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>   |   |
| <b>C.2. Adopted land use plans.</b>   |   |
| 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| If Yes, identify the plan(s):   |   |
| City of Newburgh Local Waterfront Revitalization Plan (LWRP)  |   |
| _____   |   |
| _____   |   |
| 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?  
 Open Space with Waterfront Protection Overlay \_\_\_\_\_

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 School District

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

c. Which fire protection and emergency medical services serve the project site?  
Newburgh Fire Department

d. What parks serve the project site?  
N/A

**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)? Industrial

b. a. Total acreage of the site of the proposed action? 10.35+/- acres  
 b. Total acreage to be physically disturbed? 5.95+/- acres  
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 37.4+/- 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)? % 270 Units: in acres

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: 60 months  
 ii. If Yes:  
 • Total number of phases anticipated \_\_\_\_\_  
 • Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year  
 • Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year  
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

|               | <u>One Family</u> | <u>Two Family</u> | <u>Three Family</u> | <u>Multiple Family (four or more)</u> |
|---------------|-------------------|-------------------|---------------------|---------------------------------------|
| Initial Phase | _____             | _____             | _____               | _____                                 |
| At completion | _____             | _____             | _____               | _____                                 |
| of all phases | _____             | _____             | _____               | _____                                 |

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

i. Total number of structures \_\_\_\_\_

ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ height; \_\_\_\_\_ width; and \_\_\_\_\_ length

iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ 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: \_\_\_\_\_ 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: \_\_\_\_\_ 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): \_\_\_\_\_

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

If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of 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

• Do existing sewer lines serve the project site?  Yes  No  
 • Will line extension within an existing district be necessary to serve the project?  Yes  No  
 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 0.60 acres (impervious surface)  
 \_\_\_\_\_ Square feet or 10.34 acres (parcel size)  
 ii. Describe types of new point sources. N/A  
 \_\_\_\_\_  
 \_\_\_\_\_  
 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)?  
 Onsite/Offsite surface water  
 \_\_\_\_\_  
 • If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
Quassaick Creek (Class C Stream)  
 \_\_\_\_\_  
 • 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)  
Steel Pipe Delivery Trucks  
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
N/A  
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
N/A

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 (CO<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ 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 \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

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: \_\_\_\_\_

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

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>i. During Construction:</i> |                               | <i>ii. During Operations:</i> |                               |
| • Monday - Friday:             | _____ 7:00 AM - 5:00 PM _____ | • Monday - Friday:            | _____ 7:00 AM - 5:30 PM _____ |
| • Saturday:                    | _____ N/A _____               | • Saturday:                   | _____ 7:00 AM - 5:30 PM _____ |
| • Sunday:                      | _____ N/A _____               | • Sunday:                     | _____ 7:00 AM - 5:30 PM _____ |
| • Holidays:                    | _____ N/A _____               | • Holidays:                   | _____ N/A _____               |

(Operation is only when a barge arrives. One barges will arrive every 34 days, and will contain 21 pipes. Each barge will take 2 to 3 days to unload and move pipes to proposed storage area.)

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No  
 If yes:  
 i. Provide details including sources, time of day and duration:  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Will 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:  
 \_\_\_\_\_  
 \_\_\_\_\_

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: \_\_\_\_\_ tons per \_\_\_\_\_ (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): \_\_\_\_\_

ii. If mix of uses, generally describe: \_\_\_\_\_

Parcel is surrounded by water front industrial activities on the south and west sides, with a wooded railroad parcel located to the north and east. The urban areas of the City of Newburgh are located to the north of the project parcel.

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                               | 1.62                  | 2.22                             | +0.60              |
| • Forested   | 6.77                  | 3.79                             | -2.98              |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) | 1.92                  | 3.94                             | +2.02              |
| • Agricultural (includes active orchards, field, greenhouse etc.)                        | 0                     | 0                                | 0                  |
| • Surface water features (lakes, ponds, streams, rivers, etc.)                           | 0.4                   | 0.4                              | 0                  |
| • Wetlands (freshwater or tidal)   | Same as Surface Water | N/A                              | N/A                |
| • Non-vegetated (bare rock, earth or fill)   |                       |                                  |                    |
| • Other Describe: _____  |                       |                                  |                    |

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

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

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

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

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

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
\_\_\_\_\_

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): B00127 , 546031 , 336036 , 336031 , C336086...  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): \_\_\_\_\_

The closest site, ID number 336036, is the American Felt and Filter Corp., which is a State Superfund Program site.  
\_\_\_\_\_

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? \_\_\_\_\_ Varies (3' to >6') 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 \_\_\_\_\_ 90 %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %

d. What is the average depth to the water table on the project site? Average: 2' to 6' feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ 10 % of site  
 Moderately Well Drained: \_\_\_\_\_ 90 % of site  
 Poorly Drained \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 64 % of site  
 10-15%: \_\_\_\_\_ 8 % of site  
 15% or greater: \_\_\_\_\_ 28 % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No

If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 862-204 Classification C
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size 0.4 acres
- 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: \_\_\_\_\_  
 Name - Pollutants - Uses: Hudson River (Class B) – Priority Organics – Fish Consumption

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

|   |            |       |
|---|------------|-------|
| <p>m. Identify the predominant wildlife species that occupy or use the project site:</p>  |            |       |
| Squirrel  | Woodchucks | Skunk |
| Song Birds  | Deer       |       |
| <p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul> |            |       |
| <p>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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p>  |            |       |
| <p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>  |            |       |
| <p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>   |            |       |
| <p><b>E.3. Designated Public Resources On or Near Project Site</b></p>  |            |       |
| <p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>   |            |       |
| <p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>  |            |       |
| <p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p>   |            |       |
| <p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>  |            |       |

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

**F. Additional Information**

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

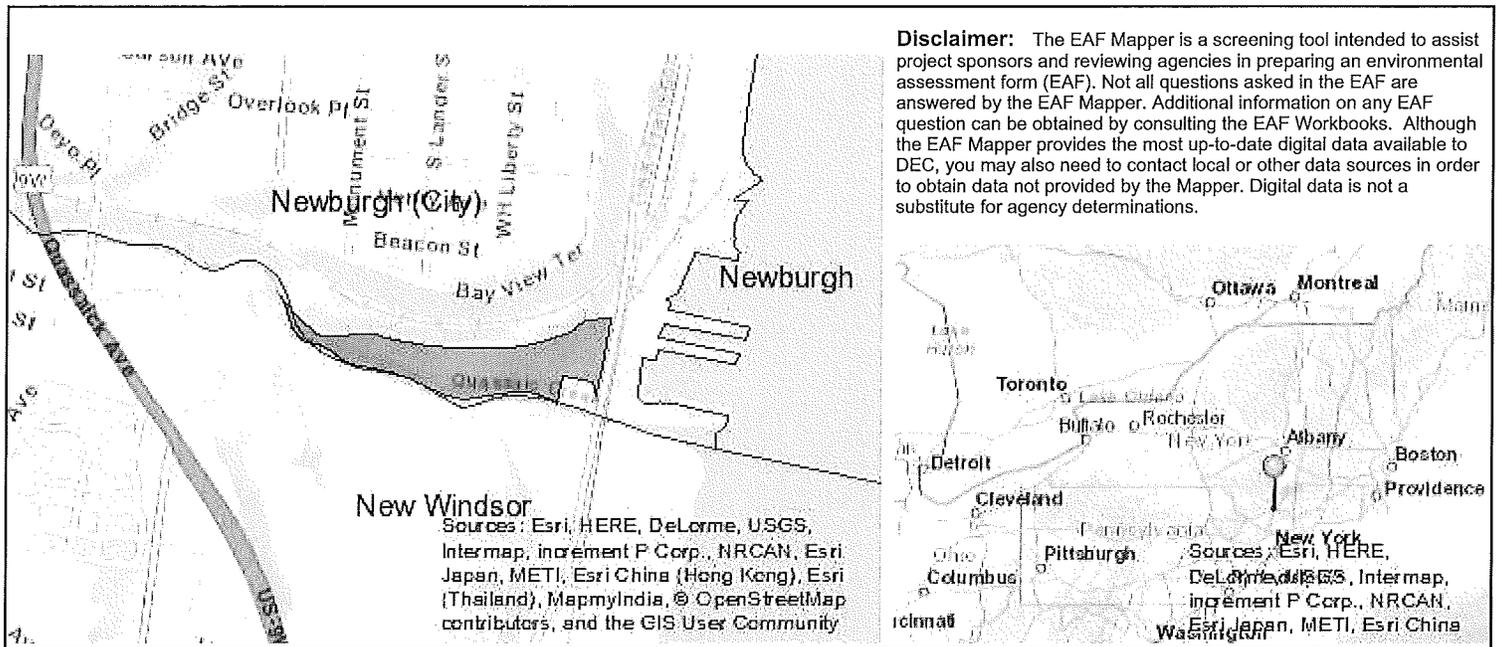
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

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

Applicant/Sponsor Name DAVID PLOTKIN Date 9-9-2016

Signature  Title PRESIDENT



|   |   |
|---|---|
| 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.ii [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]                          | B00127 , 546031 , 336036 , 336031 , C336086, E336075, 336077, B00188  |
| E.2.g [Unique Geologic Features]  | No  |
| E.2.h.i [Surface Water Features]  | Yes   |
| E.2.h.ii [Surface Water Features]   | Yes   |
| E.2.h.iii [Surface Water Features]  | Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook. |
| E.2.h.iv [Surface Water Features - Stream Name]                                     | 862-204   |
| E.2.h.iv [Surface Water Features - Stream Classification]                           | C   |
| E.2.h.iv [Surface Water Features - Wetlands Name]                                   | Federal Waters  |
| E.2.h.v [Impaired Water Bodies]   | Yes   |
| E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]                        | Name - Pollutants - Uses:Hudson River (Class B) – Priority Organics – Fish Consumption  |

|  |   |
|--|---|
| E.2.i. [100 Year Floodplain]                           | Yes   |
| E.2.j. [100 Year Floodplain]                           | Yes   |
| E.2.k. [500 Year Floodplain]                           | Yes   |
| 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, Walsh-Havemeyer House   |
| E.3.f. [Archeological Sites]                           | Yes   |
| E.3.i. [Designated River Corridor]                     | No  |

NEW YORK STATE DEPARTMENT OF STATE  
COASTAL MANAGEMENT PROGRAM

Federal Consistency Assessment Form

An applicant, seeking a permit, license, waiver, certification or similar type of approval from a federal agency which is subject to the New York State Coastal Management Program (CMP), shall complete this assessment form for any proposed activity that will occur within and/or directly affect the State's Coastal Area. This form is intended to assist an applicant in certifying that the proposed activity is consistent with New York State's CMP as required by U.S. Department of Commerce regulations (15 CFR 930.57). It should be completed at the time when the federal application is prepared. The Department of State will use the completed form and accompanying information in its review of the applicant's certification of consistency.

A. **APPLICANT** (please print)

1. Name: Steelways, Inc.
2. Address: 401 South Water Street, Newburgh, NY 12553
3. Telephone: Area Code ( ) 845-532-0870

B. **PROPOSED ACTIVITY:**

1. Brief description of activity:

Utilize the shipyard parcel for the temporary storage of 230 steel pipes to be used for the Delaware Aqueduct Bypass. Each steel pipe is 40' long by 16' diameter and will be stored on timbers. A gravel access drive is proposed for

2. Purpose of activity:

Temporary storage of the Delaware Aqueduct Bypass pipe.

3. Location of activity:

|               |                         |                            |
|---------------|-------------------------|----------------------------|
| <u>Orange</u> | <u>City of Newburgh</u> | <u>South Water Street</u>  |
| County        | City, Town, or Village  | Street or Site Description |

4. Type of federal permit/license required: N/A

5. Federal application number, if known: N/A

6. If a state permit/license was issued or is required for the proposed activity, identify the state agency and provide the application or permit number, if known:

N/A

**C. COASTAL ASSESSMENT** Check either "YES" or "NO" for each of these questions. The numbers following each question refer to the policies described in the CMP document (see footnote on page 2) which may be affected by the proposed activity.

1. Will the proposed activity result in any of the following: YES/NO

- a. Large physical change to a site within the coastal area which will require the preparation of an environmental impact statement? (11, 22, 25, 32, 37, 38, 41, 43)
- b. Physical alteration of more than two acres of land along the shoreline, land under water or coastal waters? (2, 11, 12, 20, 28, 35, 44)
- c. Revitalization/redevelopment of a deteriorated or underutilized waterfront site? (1)
- d. Reduction of existing or potential public access to or along coastal waters? (19, 20)
- e. Adverse effect upon the commercial or recreational use of coastal fish resources? (9,10)
- f. Siting of a facility essential to the exploration, development and production of energy resources in coastal waters or on the Outer Continental Shelf? (29)
- g. Siting of a facility essential to the generation or transmission of energy? (27)
- h. Mining, excavation, or dredging activities, or the placement of dredged or fill material in coastal waters? (15, 35)
- i. Discharge of toxics, hazardous substances or other pollutants into coastal waters? (8, 15, 35)
- j. Draining of stormwater runoff or sewer overflows into coastal waters? (33)
- k. Transport, storage, treatment, or disposal of solid wastes or hazardous materials? (36, 39)
- l. Adverse effect upon land or water uses within the State's small harbors? (4)

2. Will the proposed activity affect or be located in, on, or adjacent to any of the following: YES/NO

- a. State designated freshwater or tidal wetland? (44)   (Adjacent)
- b. Federally designated flood and/or state designated erosion hazard area? (11, 12, 17)   (Adjacent)
- c. State designated significant fish and/or wildlife habitat? (7)   (Adjacent)
- d. State designated significant scenic resource or area? (24)
- e. State designated important agricultural lands? (26)
- f. Beach, dune or Barrier Island? (12)
- g. Major ports of Albany, Buffalo, Ogdensburg, Oswego or New York? (3)
- h. State, county, or local park? (19, 20)
- i. Historic resource listed on the National or State Register of Historic Places? (23)   (Adjacent)

3. Will the proposed activity require any of the following: YES/NO

- a. Waterfront site? (2, 21, 22)
- b. Provision of new public services or infrastructure in undeveloped or sparsely populated sections of the coastal area? (5)
- c. Construction or reconstruction of a flood or erosion control structure? (13, 14, 16)
- d. State water quality permit or certification? (30, 38, 40)
- e. State air quality permit or certification? (41, 43)

4. Will the proposed activity occur within and/or affect an area covered by a State-approved local waterfront revitalization program, or State-approved regional coastal management program? (see policies in program document\*)

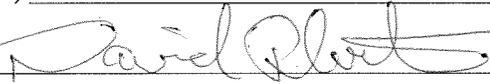
**D. ADDITIONAL STEPS**

1. If all of the questions in Section C are answered "NO", then the applicant or agency shall complete Section E and submit the documentation required by Section F.
2. If any of the questions in Section C are answered "YES", then the applicant or agent is advised to consult the CMP, or where appropriate, the local waterfront revitalization program document\*. The proposed activity must be analyzed in more detail with respect to the applicable state or local coastal policies. On a separate page(s), the applicant or agent shall: (a) identify, by their policy numbers, which coastal policies are affected by the activity, (b) briefly assess the effects of the activity upon the policy; and, (c) state how the activity is consistent with each policy. Following the completion of this written assessment, the applicant or agency shall complete Section E and submit the documentation required by Section F.

**E. CERTIFICATION**

The applicant or agent must certify that the proposed activity is consistent with the State's CMP or the approved local waterfront revitalization program, as appropriate. If this certification cannot be made, the proposed activity shall not be undertaken. If this certification can be made, complete this Section.

"The proposed activity complies with New York State's approved Coastal Management Program, or with the applicable approved local waterfront revitalization program, and will be conducted in a manner consistent with such program."

Applicant/Agent's Name: David Plotkin  
Address: 401 South Water Street, Newburgh, NY 12553  
Telephone: Area Code ( ) 845-562-0860  
Applicant/Agent's Signature:  Date: 9-9-2016

**F. SUBMISSION REQUIREMENTS**

1. The applicant or agent shall submit the following documents to the **New York State Department of State, Office of Planning and Development, Attn: Consistency Review Unit, One Commerce Plaza-Suite 1010, 99 Washington Avenue, Albany, New York 12231.**

- a. Copy of original signed form.
- b. Copy of the completed federal agency application.
- c. Other available information which would support the certification of consistency.

2. The applicant or agent shall also submit a copy of this completed form along with his/her application to the federal agency.

3. If there are any questions regarding the submission of this form, contact the Department of State at (518) 474-6000.

\*These state and local documents are available for inspection at the offices of many federal agencies, Department of environmental Conservation and Department of State regional offices, and the appropriate regional and county planning agencies. Local program documents are also available for inspection at the offices of the appropriate local government.



# PIETRZAK & PFAU

ENGINEERING & SURVEYING, PLLC

September 9, 2016

VIA EMAIL & MAIL

City of Newburgh Planning Board  
123 Grand Street  
Newburgh, NY 12550

Re: Steelways, Inc. Shipyard  
P&P No. 28129.01

Dear Members of the Board:

In regard to the above project, enclosed please find two (2) copies of the revised Site Plan set, two (2) copies of the revised Full Environmental Assessment Form, and two (2) copies of the New York Department of State Coastal Management Program Federal Consistency Assessment Form. These items have been revised in accordance with the City Engineer letter dated September 6, 2016, the City Planner letter dated September 6, 2016, and the City Planner email dated September 7, 2016. The specific revisions and responses are as follow:

**City Engineer Letter dated September 6, 2016:**

1. Please see responses to the letter provided by the City Planner below.
2. Please see General Note 14 on Sheet 1 of 2 which states "There is no proposed land grading associated with this proposal, with the exception of the placement of gravel for the proposed access drive". The limits of disturbance, and the limits of clearing have been provided on Sheet 2 of 2. As notated on the plan sheets, the proposed ground disturbance associated with this project is 0.60 acres.
3. The proposed ground disturbance associated with the proposed project is 0.60 acres, which remains under the one (1) acre threshold for coverage under the NYSDEC SPDES General Permit, GP-0-15-002.
4. An Erosion Control Plan has been provided as Sheet 2 of 2 in the plan set.
5. A twenty (20) foot wide Sewer Access Easement to benefit the City of Newburgh has been provided on the plan. This easement runs over the proposed and existing access drives on the project site from South Water Street to the northern property line

accessing the existing south interceptor. A Meets & Bounds description will be prepared by the project surveyor and provided for review and approval.

6. An Owner's Endorsement signature box has been added to Sheet 1 of 2, as requested. This box will be signed by the Record Owner prior to Site Plan Approval.
7. The applicant is currently exploring a location for passive public access, which will be further discussed with the Planning Board.
8. The applicant will be prepared to further discuss §300-46(3) at the September 20, 2016 Planning Board meeting, as requested.
9. The option of stacking the 40' long by 16' diameter steel pipes was reviewed with the project applicant. This option is not a possibility due to concern with stressing and/or damaging the pipes during a stacking operation.
10. Appropriate correspondence to the New York State Office of Historic Preservation and the New York State Department of Environmental Conservation related to archaeology and endangered species is being prepared and submitted. All correspondence will be forwarded for review upon receipt.
11. Comment is noted.
12. Comment is noted.

**City Planner Letter dated September 6, 2016:**

1. Please see responses to the letter provided by the City Engineer above.
2. The revised Full Environmental Assessment Form is enclosed for review.
3. The New York Department of State Coastal Management Program Federal Consistency Assessment Form is enclosed for review.

**City Planner Letter dated September 6, 2016:**

1. FEAF Question C2(c) has been revised to "No".
2. FEAF Question C3(b) has been revised to "Yes".
3. FEAF Question D1(c) has been revised to "Yes". The percent expansion in acres has been provided.
4. FEAF Question D2(e) has been revised to provide the impervious surface that the project will create.

5. FEAF Question D2(l) has been revised to provide the proposed hours of operations.
6. FEAF Question E1(b) has been revised to complete the table to equal 10.35 acres in the existing and proposed condition.
7. FEAF Question E2(h). Please see response to City Engineer comment 10 above.
8. FEAF Question E2(m) has been addressed as requested.
9. FEAF Question E2(n). This question was automatically answered by the NYSDEC EAF Mapper.
10. FEAF Question E2(o). Please see response to City Engineer comment 10 above.
11. FEAF Question E2(p). This question was automatically answered by the NYSDEC EAF Mapper.
12. FEAF Question E3(f). Please see response to City Engineer comment 10 above.

Please note, the additional copy of project documents have been supplied for submittal to Orange County Planning Department.

Please place this item on the September 20, 2016 Planning Board meeting agenda for discussion and review. I appreciate your attention to this matter. Should you have any questions or require anything further, please do not hesitate to contact this office.

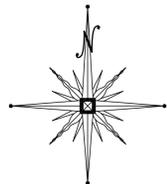
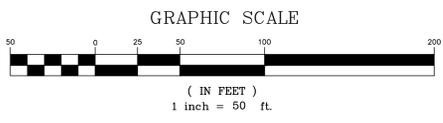
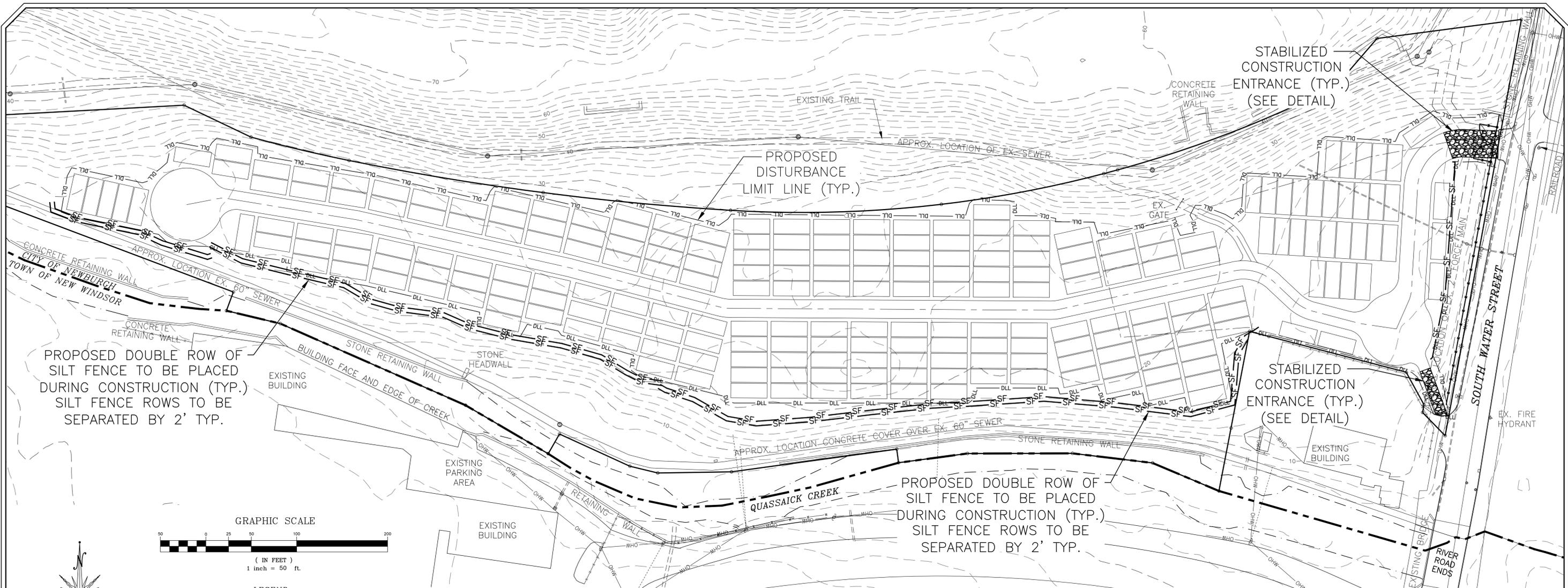
Very truly yours,

PIETRZAK & PFAU, PLLC



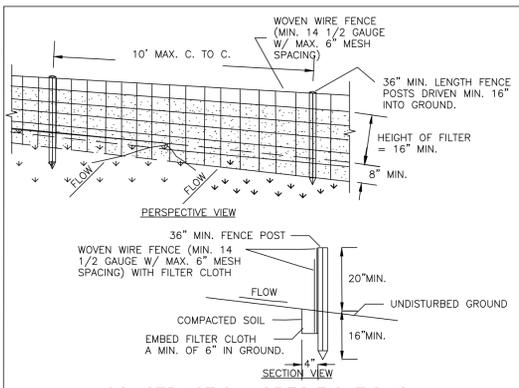
Mark W. Siemers, P.E.

MWS/tmp  
cc: Applicant



**LEGEND**

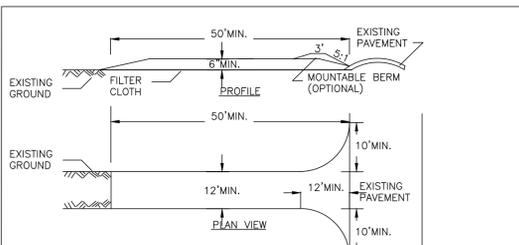
- DLL — PROPOSED DISTURBANCE LIMIT LINE
- SF — PROPOSED SILT FENCE TO BE PLACED DURING CONSTRUCTION
- [Symbol] — STABILIZED CONSTRUCTION ENTRANCE



**CONSTRUCTION SPECIFICATIONS**

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOTAF, ENVIROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE



**CONSTRUCTION SPECIFICATIONS**

- STONE SIZE — USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH — NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS — NOT LESS THAN SIX (6) INCHES.
- WIDTH — TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
- FILTER CLOTH — WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER — ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE — THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

**EROSION CONTROL SEQUENCE**

MEASURES SHALL BE TAKEN TO PREVENT SOIL EROSION DURING PROJECT CONSTRUCTION. ALL FRESHLY DISTURBED AREAS (IF ANY) THAT WILL REMAIN DISTURBED FOR MORE THAN A PERIOD OF FOURTEEN (14) DAYS SHALL BE STABILIZED BY TEMPORARY SEEDING AS INDICATED ON THE TEMPORARY SEEDING SCHEDULE. DISTURBED AREAS SHALL BE MINIMAL IN SIZE AND SHALL NOT EXCEED THE DISTURBANCE LIMITS. THE FOLLOWING MEASURES SHALL BE IMPLEMENTED AS CONSTRUCTION PROGRESSES.

- PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES, THE LIMITS OF CLEARING AND GRADING SHALL BE MARKED. FILTER FABRIC SEDIMENTATION BARRIERS (SILT FENCE) SHALL BE PLACED ALONG THE DOWNGRADE PERIMETER OF THE SITE AND ANY OTHER AREAS WHERE SILT FENCE IS INDICATED AS TO BE INSTALLED "PRIOR TO CONSTRUCTION" ON THE APPROVED PLANS. INSTALLATION IS TO BEGIN AT THE DOWNSTREAM PORTIONS OF THE SITE THEN WORKING UPSTREAM.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE BUILT IN THE AREAS SHOWN ON THE APPROVED PLANS AND WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PUBLIC THROUGHFARE. STABILIZED ENTRANCES SHALL BE BUILT IN ACCORDANCE WITH THE STABILIZED CONSTRUCTION ENTRANCE DETAIL.
- UPON COMPLETION OF CONSTRUCTION ACTIVITIES, DISTURBED AREAS (IF ANY) SHALL BE FINE GRADED, TOPSOILED, AND STABILIZED. PERMANENT VEGETATION AND LANDSCAPING SHALL BE ESTABLISHED.
- TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED ONCE UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED. REMOVAL OF TEMPORARY EROSION CONTROL DEVICES SHALL BEGIN WITH THE MOST UPSTREAM PORTIONS OF THE SITE THEN WORKING DOWNSTREAM.
- ALL NEWLY SEEDED VEGETATIVE COVER SHALL BE MAINTAINED. WASHOUTS OR POORLY GROWING AREAS SHALL BE CORRECTED AS THEY OCCUR.

**GENERAL EROSION CONTROL NOTES**

- FILTER FABRIC IS TO BE MIRAFI 140 AS MANUFACTURED BY THE CELANESE CORPORATION OR APPROVED EQUAL.
- WHEREVER FEASIBLE, NATURAL VEGETATION SHOULD BE RETAINED AND PROTECTED.
- ONLY THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT.
- WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME.
- ALL WORK SHALL BE IN ACCORDANCE WITH ALL OF THE ATTACHED DRAWINGS.

**MAINTENANCE REQUIREMENTS**

- THE MAINTENANCE OF EROSION CONTROL DEVICES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE JOB SUPERINTENDENT WILL MONITOR THE CONDITION OF ALL THE DEVICES, CLEAN AND REPLACE STRUCTURES AS CLIMATIC CONDITIONS REQUIRE. THE DEVELOPER WILL ALSO BE SUBJECT TO THE DIRECTIVE OF THE DESIGN ENGINEER AND TOWN REPRESENTATIVES TO INCLUDE CITY ENGINEER, HIGHWAY SUPERINTENDENT AND BUILDING INSPECTOR.
- GENERAL CONTRACTOR AND ALL CONTRACTORS SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE APPROVED PLANS AND MAY BE SUBJECT TO ADDITIONAL EROSION CONTROL REQUIREMENTS AS CONDITIONS MAY ARISE IN THE FIELD OR AS DIRECTED BY THE DESIGN ENGINEER.
- THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES IN ACCORDANCE WITH THE APPROVED PLANS. MANUFACTURER'S RECOMMENDATIONS, AS DIRECTED BY THE DESIGN ENGINEER AND CITY REPRESENTATIVES INCLUDING CITY ENGINEER, HIGHWAY SUPERINTENDENT AND BUILDING INSPECTOR.
- NO EROSION CONTROL STRUCTURES SHALL BE REMOVED UNTIL ALL WORK UPSTREAM THEREFROM HAS BEEN COMPLETED, INCLUDING STABILIZATION AND APPROVED BY THE DESIGN ENGINEER AND CITY REPRESENTATIVES.
- ALL CONSTRUCTION EQUIPMENT SHALL HAVE PROPERLY SIZED MAINTAINED MUFFLERS.
- ALL CONSTRUCTION EQUIPMENT SHALL BE TURNED OFF WHEN NOT IN USE.

**SLOPE STABILIZATION, SEEDING METHOD & MULCHING**

SLOPES OF 4:1 OR GREATER (HORIZONTAL-VERTICAL)  
 - SLOPES SHALL BE HYDROSEEDED WITH THE MIXTURES AND RATES INDICATED IN THE PERMANENT SEEDING MIXTURE SCHEDULE. STRAW OR HAY MULCH SHALL BE APPLIED AT A RATE OF 2000 LBS/ACRE. STRAW OR HAY MULCH SHALL BE ANCHORED WITH 800-MESH60 NETTING AS MANUFACTURED BY ROLANKA INTERNATIONAL OR APPROVED EQUIVALENT. NETTING TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

GENTLE SLOPES AND FLAT AREAS  
 - AREAS SHALL BE SEED BY HYDROSEEDING OR BROADCASTING WITH THE MIXTURES AND RATES INDICATED ON THE PERMANENT SEEDING MIXTURE AND RATES INDICATED ON THE PERMANENT SEEDING MIXTURE SCHEDULE. HYDROSEEDED AREAS SHALL BE MULCHED WITH A WOOD FIBER MULCH APPLIED AT A RATE OF 500 LBS/ACRES. BROADCAST AREAS SHALL BE MULCHED WITH HAY OR STRAW AT A RATE OF 2000 LBS/ACRE. AREAS SEED BY BROADCASTING SHALL BE LIGHTLY RAKED AND PACKED PRIOR TO PLACING MULCH.

**STREAMS, DRAINAGE SWALES AND EMBANKMENTS**

- ALL CONSTRUCTION ACTIVITIES IN OR EXISTING AROUND DRAINAGE SWALES OR WETLANDS ARE TO BE PROVIDED WITH TEMPORARY EROSION CONTROL STRUCTURES AS SHOWN IN DETAIL. LOCATED IMMEDIATELY DOWNSTREAM FROM SUCH ACTIVITY. THESE STRUCTURES ARE TO BE IN PLACE AS SHOWN PRIOR TO THE START OF ANY UPSTREAM CONSTRUCTION ACTIVITY.
- CONSTRUCTION EQUIPMENT SHALL NOT UNNECESSARILY CROSS LIVE STREAMS OR DRAINAGE SWALES EXCEPT BY MEANS OF BRIDGES AND CULVERTS OR OTHER APPROVED METHODS.
- ALL EMBANKMENTS TO BE GRADED AND SEED IMMEDIATELY UPON BEING LAID BACK.
- STABILIZATION OF THE SWALES WILL INCLUDE SEEDING AND STRAW MULCH ON SLOPES LESS THAN 5% AND JUTE NETTING OR EQUAL ON SLOPES EXCEEDING 5%.
- TOPSOIL AND/OR EARTH STOCKPILE SHALL BE LOCATED OUTSIDE OF EXISTING DRAINAGE SWALES, WETLANDS AND ADJACENT AREAS. SILT FENCE WILL BE PLACED ALONG THE TOE OF THE PILES AND PILES SHALL RECEIVE TEMPORARY SEEDING.

**PERMANENT SEEDING MIXTURES**

MODERATE TO STEEP SLOPES AND LOW MAINTENANCE AREAS

| SPECIES                  | APPLICATION RATE |
|--------------------------|------------------|
| EMPIRE BIRDSFOOT TREFLOL | 8 LBS/ACRE       |
| TALL FESCUE              | 20 LBS/ACRE      |
| RYEGRASS                 | 5 LBS/ACRE       |

GENERAL RECREATION AREAS AND LAWNS

| SPECIES  | APPLICATION RATE |
|--|------------------|
| SUNNY SITES (WELL, MODERATELY WELL AND SOMEWHAT POORLY DRAINED SOILS)    |                  |
| 65% KENTUCKY BLUEGRASS BLEND   | 85-114 LBS/ACRE  |
| 20% PERENNIAL RYEGRASS   | 26-35 LBS/ACRE   |
| 15% FINE FESCUE  | 19-26 LBS/ACRE   |
| SUNNY DROUGHTY SITES (SOMEWHAT EXCESSIVELY TO EXCESSIVELY DRAINED SOILS) |                  |
| 65% FINE FESCUE  | 114-143 LBS/ACRE |
| 15% PERENNIAL RYEGRASS   | 26-33 LBS/ACRE   |
| 20% KENTUCKY BLUEGRASS BLEND   | 35-44 LBS/ACRE   |
| SHADY DRY SITES (WELL TO SOMEWHAT POORLY DRAINED SOILS)                  |                  |
| 80% SHADE TOLERANT KENTUCKY BLUEGRASS BLEND                              | 105-138 LBS/ACRE |
| 20% PERENNIAL RYEGRASS   | 25-37 LBS/ACRE   |
| SHADY WET SITES (SOMEWHAT POOR TO POORLY DRAINED SOILS)                  |                  |
| 70% ROUGH BLUEGRASS  | 60-91 LBS/ACRE   |
| 80% SHADE TOLERANT KENTUCKY BLUEGRASS BLEND                              | 25-39 LBS/ACRE   |

**TEMPORARY SEEDING SPECIFICATIONS**

- SCARIFY SOILS IF COMPACTED
- LIME TO pH OF 6.0 IF REQUIRED
- FERTILIZE WITH 600 LBS/ACRE 5-10-10 FERTILIZER IF REQ.
- SEED WITH SPECIES AND RATE SHOWN BELOW
- MULCH WITH HAY OR STRAW AT A RATE OF 2000 LBS/ACRE
- ANCHOR MULCH WITH NETTING OF WOOD FIBER OR JUTE IF STEEP SLOPE OR HIGH POTENTIAL FOR EROSION.

| SPECIES                                  | APPLICATION RATE  |
|--|-------------------|
| RYEGRASS (ANNUAL OR PERENNIAL)           | 30 LBS/ACRE       |
| (USE WINTER RYE IF SEEDING IN OCT./NOV.) | (0.7 LBS/1000 SF) |



BEFORE YOU DIG, DRILL OR BLAST!  
 -CALL TOLL FREE 1-800-962-7962  
 -NY INDUSTRIAL CODE RULE 763 REQUIRES NO LESS THAN TWO WORKING DAYS NOTICE, BUT NOT MORE THAN TEN DAYS NOTICE.  
 -UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NYS EDUCATION LAW.  
 -THIS DRAWING IS ONE IN A SET OF DRAWINGS AND IS INCOMPLETE AND INVALID WHEN IT IS SEPARATED FROM THE SET.

**RESERVED FOR PLANNING BOARD APPROVAL**

APPROVED BY RESOLUTION \_\_\_\_\_ OF THE PLANNING BOARD OF THE CITY OF NEWBURGH, NEW YORK, ON \_\_\_\_\_ 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 \_\_\_\_\_

| DATE    | REVISION                            | DESCRIPTION | INITIALS |
|---------|-------------------------------------|-------------|----------|
| 9-2-16  | PREPARATION OF EROSION CONTROL PLAN |             | MWS      |
| 8-25-16 | REVISED PIPE SPACING                |             | MWS      |
| 8-18-16 | ORIGINAL PREPARATION DATE           |             | MWS      |

MAP CHECK DATE: 00/00/00 INITIALED BY: --

**PIETRZAK & PFAU**  
 ENGINEERING & SURVEYING, P.L.L.C.  
 282 GREENWICH AVENUE, SUITE A GOSHEN, NEW YORK 10924 (845) 294-0806  
 2 HAMILTON AVENUE MONTICELLO, NEW YORK 12701 (845) 796-4646

JOSEPH J. PFAU P.E. LICENSE NO. 066945  
 MICHAEL F. CHROGAN P.L.S. LICENSE NO. 160023  
 VINCENT A. PIETRZAK P.E., P.A.S., P.E.D. License No. 076580  
 P.E. LICENSE NO. 076580 P.L.S. LICENSE NO. 050075  
 N.Y.P.L.S. LICENSE NO. 36396

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**STEELWAYS, INC.**  
**SHIPYARD**  
 CITY OF NEWBURGH  
 COUNTY OF ORANGE, NEW YORK

PROJECT TITLE  
**EROSION CONTROL PLAN**  
 SECTION 49 BLOCK 1 LOT 24

DRAWING TITLE  
 UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUBSECTION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO. N/A OF N/A D.E.C. SHEET NO. N/A OF N/A DRAWING NUMBER 2 OF 2

SCALE 1"=80' CAD REFERENCE WORKING PROJECT NUMBER 28129.01

U.S. DEPARTMENT OF AGRICULTURE  
 NATURAL RESOURCES CONSERVATION SERVICE  
 NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
 NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

SILT FENCE

U.S. DEPARTMENT OF AGRICULTURE  
 NATURAL RESOURCES CONSERVATION SERVICE  
 NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
 NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

STABILIZED CONSTRUCTION ENTRANCE

# STEELWAYS, INC. SHIPYARD

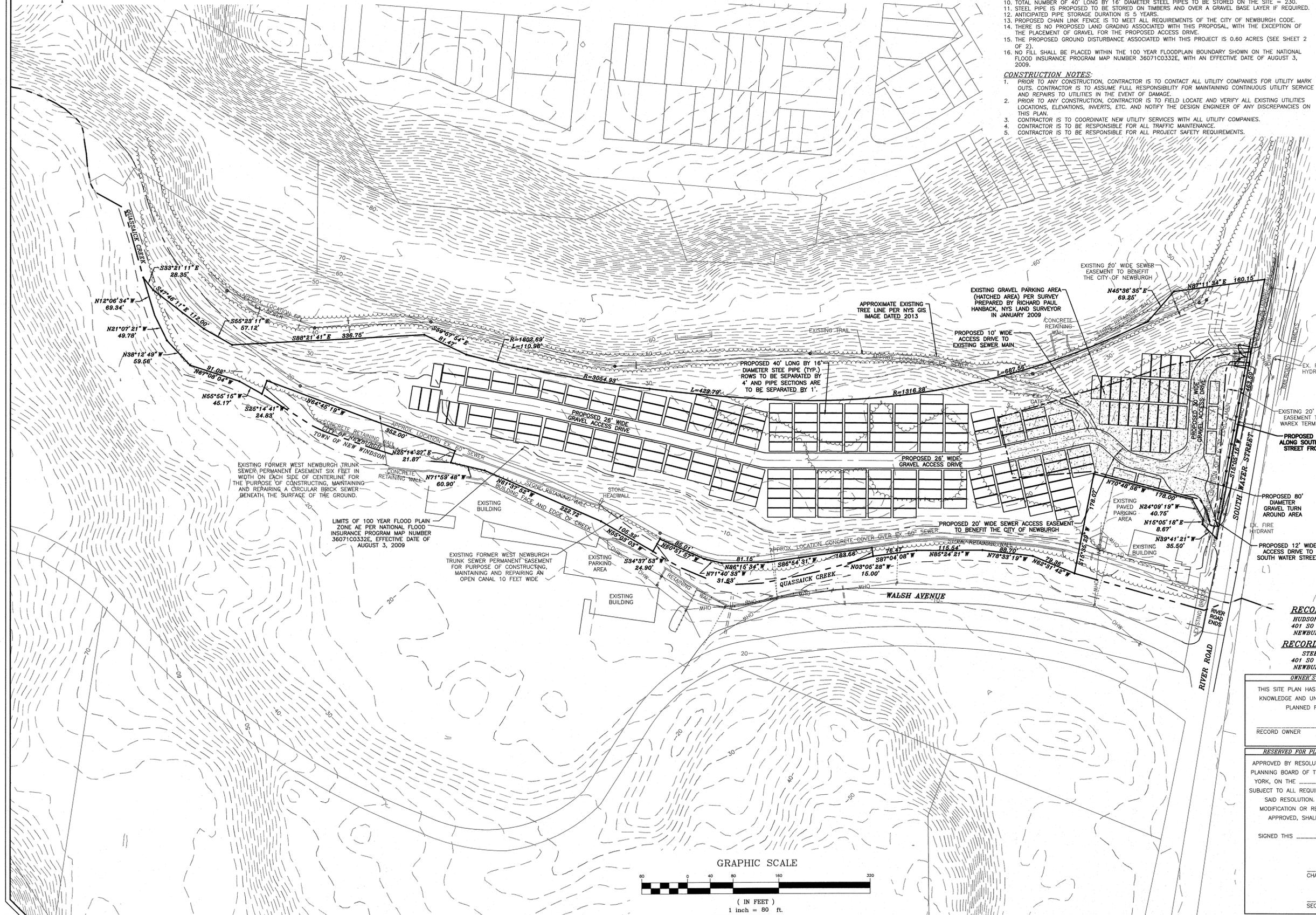
CITY OF NEWBURGH  
ORANGE COUNTY, NEW YORK

- GENERAL NOTES:**
- TAX MAP DESIGNATION SECTION 49 BLOCK 1 LOT 24.
  - TOTAL AREA OF PARCEL: 10.35± ACRES.
  - CURRENT CITY OF NEWBURGH ZONING MAP SHOWS PROPERTY LYING WITHIN THE OPEN SPACE (OP) ZONING DISTRICT LINE, AND WITHIN THE WATER PROTECTION OVERLAY (WPO).
  - THE CURRENT CITY OF NEWBURGH ZONING CODE DOES NOT PROVIDE LAND USE DISTRICT REGULATIONS FOR THE OPEN SPACE ZONING DISTRICT (AS SHOWN ON THE CITY OF NEWBURGH ZONING MAP).
  - PROPOSED PROJECT DOES NOT REQUIRE SEWER OR WATER SERVICES.
  - TOPOGRAPHY SHOWN BASED ON INFORMATION PROVIDED BY ORANGE COUNTY WATER AUTHORITY.
  - ALL BOUNDARY INFORMATION AND EXISTING FEATURES, WITH THE EXCEPTION OF THE TOPOGRAPHY, BASED ON A SURVEY MAP PREPARED BY RICHARD PAUL HANBACK, NYS LAND SURVEYOR, ENTITLED "A SURVEY MAP PREPARED FOR HUDSON SHIPYARD, L.P." DATED JANUARY 12, 2009, UNLESS OTHERWISE NOTED.
  - REFER TO ABOVE MAP FOR REFERENCED MATERIAL.
  - IMAGE PROVIDED BY NYS GIS CLEARINGHOUSE.
  - TOTAL NUMBER OF 40' LONG BY 16' DIAMETER STEEL PIPES TO BE STORED ON THE SITE = 230.
  - STEEL PIPE IS PROPOSED TO BE STORED ON TIMBERS AND OVER A GRAVEL BASE LAYER IF REQUIRED.
  - ANTICIPATED PIPE STORAGE DURATION IS 5 YEARS.
  - PROPOSED CHAIN LINK FENCE IS TO MEET ALL REQUIREMENTS OF THE CITY OF NEWBURGH CODE.
  - THERE IS NO PROPOSED LAND GRADING ASSOCIATED WITH THIS PROPOSAL, WITH THE EXCEPTION OF THE PLACEMENT OF GRAVEL FOR THE PROPOSED ACCESS DRIVE.
  - THE PROPOSED GROUND DISTURBANCE ASSOCIATED WITH THIS PROJECT IS 0.60 ACRES (SEE SHEET 2 OF 2).
  - NO FILL SHALL BE PLACED WITHIN THE 100 YEAR FLOODPLAIN BOUNDARY SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM MAP NUMBER 36071C0332E, WITH AN EFFECTIVE DATE OF AUGUST 3, 2009.

- CONSTRUCTION NOTES:**
- PRIOR TO ANY CONSTRUCTION, CONTRACTOR IS TO CONTACT ALL UTILITY COMPANIES FOR UTILITY MARK OUTFITS. CONTRACTOR IS TO ASSUME FULL RESPONSIBILITY FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO UTILITIES IN THE EVENT OF DAMAGE.
  - PRIOR TO ANY CONSTRUCTION, CONTRACTOR IS TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES LOCATIONS, ELEVATIONS, INVERTS, ETC. AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES ON THIS PLAN.
  - CONTRACTOR IS TO COORDINATE NEW UTILITY SERVICES WITH ALL UTILITY COMPANIES.
  - CONTRACTOR IS TO BE RESPONSIBLE FOR ALL TRAFFIC MAINTENANCE.
  - CONTRACTOR IS TO BE RESPONSIBLE FOR ALL PROJECT SAFETY REQUIREMENTS.



LOCATION MAP  
SCALE: 1"=1,000'



EXISTING FORMER WEST NEWBURGH TRUNK SEWER PERMANENT EASEMENT SIX FEET IN WIDTH ON EACH SIDE OF CENTERLINE FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND REPAIRING A CIRCULAR BRICK SEWER BENEATH THE SURFACE OF THE GROUND.

LIMITS OF 100 YEAR FLOOD PLAIN ZONE AE PER NATIONAL FLOOD INSURANCE PROGRAM MAP NUMBER 36071C0332E, EFFECTIVE DATE OF AUGUST 3, 2009

EXISTING FORMER WEST NEWBURGH TRUNK SEWER PERMANENT EASEMENT FOR PURPOSE OF CONSTRUCTING, MAINTAINING AND REPAIRING AN OPEN CANAL 10 FEET WIDE

EXISTING 20' WIDE SEWER EASEMENT TO BENEFIT THE CITY OF NEWBURGH

EXISTING GRAVEL PARKING AREA (HATCHED AREA) PER SURVEY PREPARED BY RICHARD PAUL HANBACK, NYS LAND SURVEYOR IN JANUARY 2009

PROPOSED 10' WIDE ACCESS DRIVE TO EXISTING SEWER MAIN

PROPOSED 40' LONG BY 16' DIAMETER STEEL PIPE (TYP.) ROWS TO BE SEPARATED BY 4' AND PIPE SECTIONS ARE TO BE SEPARATED BY 1'.

EXISTING 20' WIDE SEWER EASEMENT TO BENEFIT WAREX TERMINALS CORP.

PROPOSED FENCE ALONG SOUTH WATER STREET FRONTAGE

PROPOSED 80' DIAMETER GRAVEL TURN AROUND AREA

PROPOSED 12' WIDE ACCESS DRIVE TO SOUTH WATER STREET

**RECORD OWNER**  
HUDSON SHIPYARD LP  
401 SO WATER STREET  
NEWBURGH, NY 12553

**RECORD APPLICANT**  
STEELWAYS, INC.  
401 SO WATER STREET  
NEWBURGH, NY 12553

**OWNER'S ENDORSEMENT**

THIS SITE PLAN HAS BEEN PREPARED WITH MY KNOWLEDGE AND UNDERSTANDING OF WHAT IS PLANNED FOR THE PARCEL.

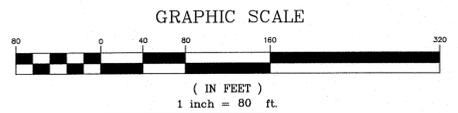
RECORD OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**RESERVED FOR 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 PLAN, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CHAIRMAN \_\_\_\_\_  
SECRETARY \_\_\_\_\_



| DATE    | DESCRIPTION                               | INITIALS |
|---------|---|----------|
| 9-9-16  | PER CITY ENGINEER & CITY PLANNER COMMENTS | MNS      |
| 9-2-16  | PREPARATION OF EROSION CONTROL PLAN       | MNS      |
| 8-25-16 | REVISED PIPE SPACING                      | MNS      |
| 8-18-16 | ORIGINAL PREPARATION DATE                 | MNS      |

MAP CHECK DATE: 00/00/00 INITIALED BY: --

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LICENSE NO. 088945

MICHAEL F. CERRANO P.L.S.  
LICENSE NO. 050223

VINCENT A. PIETRZAK P.E. P.L.S. LEED@AP  
P.E. LICENSE NO. 07868 P.L.S. LICENSE NO. 050075  
N.Y.P.L.S. LICENSE NO. 83388

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**STEELWAYS, INC.**  
**SHIPYARD**  
CITY OF NEWBURGH  
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE

**SITE PLAN**  
SECTION 49 BLOCK 1 LOT 24

DRAWING TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

|                                  |                                |                            |
|----------------------------------|--------------------------------|----------------------------|
| O.C.H.D. SHEET NO.<br>N/A OF N/A | D.E.C. SHEET NO.<br>N/A OF N/A | DRAWING NUMBER<br>1 OF 2   |
| SCALE<br>1"=80'                  | CAD REFERENCE<br>WORKING       | PROJECT NUMBER<br>28129.01 |

