



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS D.P.C.

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)
MARK J. EDSALL, P.E. (NY, NJ & PA)

MAIN OFFICE
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100
fax: (845) 567-3232
e-mail: mheny@mhepc.com

**TOWN OF NEWBURGH
PLANNING BOARD
REVIEW COMMENTS**

PROJECT: G & M ORANGE AMENDED SITE PLAN
PROJECT NO.: 14-22
PROJECT LOCATION: SECTION 95, BLOCK 1, LOT 73
PROJECT REPRESENTATIVE: M. A. DAY ENGINEERING
REVIEW DATE: 3 NOVEMBER 2014
MEETING DATE: 6 NOVEMBER 2014

1. The project narrative identifies use of offsite parking on an adjoining lot, Tax Map 47.2. This lot was previously approved for parking associated with Tax Lot 74, the current Orange County Choppers Facility and Restaurant. Legal covenants were established regarding the connection of the two lots and functioning of the existing facility. Mike Donnelly's comments regarding changing the offsite parking to support an additional use on an additional lot should be received.
2. Stormwater management plan should be updated to account for the additional impervious surfaces proposed.
3. Site development details including emergency access should be provided. If Orr Avenue access is proposed as emergency access, it must be 20 feet wide minimum. Details of the proposed pavers and gate as well as modification to the guiderail should be provided.
4. Permits for construction of the proposed bridge over the Class A stream may be required. Consultation with the NYS Department of Environmental Conservation should be documented.
5. Drainage easements should be submitted for Mike Donnelly's review regarding proposed structure.
6. Access and maintenance to HVAC and generator should be addressed on the site plan.
7. Dimension all drive lines around building to assure Fire Department access.

Respectfully submitted,

***McGoey, Hauser and Edsall
Consulting Engineers, D.P.C.***

Patrick J. Hines
Principal

REGIONAL OFFICES

• 111 Wheatfield Drive • Milford, Pennsylvania 18337 • 570-296-2765 •

**TOWN OF NEWBURGH
APPLICATION FOR
SUBDIVISION/SITE PLAN REVIEW**

**RETURN TO: Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, New York 12550**

OCT 17 2014
JPE

DATE RECEIVED: TOWN OF NEWBURGH **TOWN FILE NO:** 2014-22
(Application fee returnable with this application)

1. Title of Subdivision/Site Plan (Project name):

Amended Site Plan for G & M Orange LLC

2. Owner of Lands to be reviewed:

Name G & M Orange LLC
Address 14 Crossroads Court
Newburgh, NY 12550
Phone 845-567-2906

3. Applicant Information (If different than owner):

Name _____
Address _____

Representative M.A. Day Engineering, PC
Phone 845-223-3202
Fax _____
Email aodell@madayengineering.com

4. Subdivision/Site Plan prepared by:

Name M.A. Day Engineering, PC
Address 3 Van Wyck Lane, suite 2
Wappingers Falls, NY 12590
Phone/Fax 845-223-3202

5. Location of lands to be reviewed:

Route 17K & Crossroads Court, Newburgh, NY, Orange County

6. Zone IB **Fire District** Goodwill Fire District
Acres 2.29 **School District** Newburgh Enlarged

7. Tax Map: Section 95 **Block** 1 **Lot** 73

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 1
Lot line change n/a
Site plan review AMENDED SITE PLAN
Clearing and grading AS REQUIRED PER SITE PLAN
Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) DRAINAGE EASEMENT TO THE UNITED STATES GOVERNMENT
L.1533 P.410

10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

Signature *Paul Tautel* Title Pres.

Date: 10/17/14

NOTE: If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

TOWN OF NEWBURGH PLANNING BOARD

Amended Site Plan for G&M Orange, LLC

PROJECT NAME

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. Environmental Assessment Form As Required
2. Proxy Statement
3. Application Fees
4. Completed Checklist (Automatic rejection of application without checklist)

II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in application rejection.

1. Name and address of applicant
2. Name and address of owner (if different from applicant)
3. Subdivision or Site Plan and Location
4. Tax Map Data (Section-Block-Lot)
5. Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6. Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
7. Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8. Date of plan preparation and/or plan revisions
9. Scale the plan is drawn to (Max 1" = 100')
10. North Arrow pointing generally up

11. Surveyor,s Certification
12. Surveyor's seal and signature
13. Name of adjoining owners Pending
14. N/A Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. N/A Flood plain boundaries
16. Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989 Pending
17. Metes and bounds of all lots
18. Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
19. Show existing or proposed easements (note restrictions)
20. Right-of-way width and Rights of Access and Utility Placement Pending
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. Lot area (in sq. ft. for each lot less than 2 acres)
23. Number of lots including residual lot
24. Show any existing waterways
25. N/A A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26. Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. Show any improvements, i.e. drainage systems, water lines, sewer lines, etc. Pending
28. Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. Show topographical data with 2 or 5 ft. contours on initial submission

30. X Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. N/A If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
32. X Number of acres to be cleared or timber harvested
33. X Estimated or known cubic yards of material to be excavated and removed from the site
34. X Estimated or known cubic yards of fill required
35. X The amount of grading expected or known to be required to bring the site to readiness Pending
36. N/A Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.
-
-
37. N/A Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.
-
-
38. X List of property owners within 500 feet of all parcels to be developed (see attached statement).

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By: W. J. Smith
Licensed Professional

Date: 10/15/14

This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

Prepared (insert date):

STATEMENT TO APPLICANTS

RE: TOWN OF NEWBURGH CLEARING AND GRADING LAW

The Town of Newburgh Clearing and Grading Control Law requires a separate permit for most site preparation activities, including clearing, grading, tree cutting, excavating and filling. Site preparation activities performed following site plan or subdivision approval by the Planning Board may be exempt from the permit application, public hearing, fee and bonding requirements of the law provided the subdivision or site plan application has been reviewed for conformance with the clearing and grading law and the approval conditioned on compliance with the standards set forth in the law. Completion of the attached form will enable the Planning Board to review your application for conformance with the law's requirements. In the event it is not completed you may be required to apply for a separated permit for your site preparation activities. A sediment and erosion control plan and a plan showing the areas to be cleared, filled, graded or subjected to tree cutting, the types of vegetation affected and the proposed disposition of the destroyed vegetation must accompany the form. A SEQRA long form or full EAF should be utilized to discuss any environmental impacts and must accompany the application.

TOWN OF NEWBURGH
APPLICATION FOR CLEARING AND GRADING

Name of applicant: G & M Orange LLC

Name of owner on premises: G & M Orange, Inc

Address of owner: 14 Crossroads Court, Newburgh, NY 12550

Telephone number of owner: 845-

Telephone number of applicant: same

State whether applicant is owner, lessee, agent, architect, engineer or contractor:
owner

Location of land on which proposed work will be done: _____
12 Crossroads Court, Newburgh, NY 12550

Section: 95 Block: 1 Lot: 73 Sub. Div.: _____

Zoning District of Property: IB Size of Lot: 2.29 acres

Area of lot to be cleared or graded: 0.94 acre

Proposed completion of date: to be determined

Name of contractor/agent, if different than owner: to be determined

Address: _____

Telephone number: _____

Date of Planning Board Approval: pending (if required)

I hereby agree to hold the Town of Newburgh harmless from any claims arising from the proposed activity.

Signature of owner: Paul Tentel Date: 10/17/14

Signature of applicant (if different than owner): _____

TOWN ACTION:

Examined: _____ 20 _____

Approved: _____ 20 _____

Disapproved: _____ 20 _____

FEE LAW SUMMARY

PENDING APPLICATIONS

All applicants with matters pending before the Planning Board as of the effective date of this local law shall be required to post as escrow in the manner and upon the terms and conditions set forth below:

- (a) The Planning Board, in consultation with the applicant, shall compute the amount of the escrow to be posted with the Town. Such amount shall be reasonably related to the costs attendant to the Town's review of the application as of the effective date of this local law. Under no circumstances shall the escrow include amounts attributable to any costs incurred by the Town prior to the effective date of this local law.
- (b) Once computed and established by Resolution of the Planning Board, the applicant shall, within fifteen (15) days of said resolution, post escrow fees with the Secretary of the Planning Board. Failure to deliver the said escrow fees may result in delay of the further processing of the application.

SEVERABILITY

In the event a court of law determined that any provision of this chapter is unenforceable, then only that provision shall be affected and all other provisions shall be fully enforceable.

EFFECTIVE DATE:

This local law shall take effect immediately upon filing in the Office of the Secretary of State.

FEE ACKNOWLEDGEMENT

The town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal), public hearing and site inspection. Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

Paul Teutul

APPLICANT'S NAME (printed)

Paul Teutul

APPLICANTS SIGNATURE

10/17/14

DATE

Note: if the property abuts and has access to a County or State Highway or road, the following information must be place on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).

PROXY

(OWNER) Paul Teutul, DEPOSES AND SAYS THAT HE/SHE
RESIDES AT 95 Judson Rd, Montgomery
IN THE COUNTY OF Orange
AND STATE OF New York
AND THAT HE/SHE IS THE OWNER IN FEE OF GEM Orange, LLC

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND M.A. Day Engineering IS AUTHORIZED
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 10/17/14

Paul Teutul
OWNERS SIGNATURE

Paul Teutul
OWNERS NAME (printed)

NAMES OF ADDITIONAL
REPRESENTATIVES

Debra L Hammer
WITNESS' SIGNATURE

Debra L Hammer
WITNESS' NAME (printed)

DEBRA L. HAMMER
Notary Public, State of New York
Qualified in Orange County
Registration No. 01HA6107190
Commission Expires March 22, 2016

*Sworn to me on this
the 17th day of October, 201*

**DISCLOSURE ADDENDUM STATEMENT TO APPLICATION,
PETITION AND REQUEST**

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Newburgh, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

_____ **NONE**

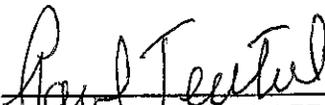
_____ **NAME, ADDRESS, RELATIONSHIP OR INTEREST**
(financial or otherwise)

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Newburgh.

_____ **TOWN BOARD**
_____ **PLANNING BOARD**
_____ **ZONING BOARD OF APPEALS**
_____ **ZONING ENFORCEMENT OFFICER**
_____ **BUILDING INSPECTOR**
_____ **OTHER**

10/17/14
_____ **DATED**

_____ **INDIVIDUAL APPLICANT**



CORPORATE OR PARTNERSHIP APPLICANT

BY: Pres
(Pres.) (Partner) (Vice-Pres.)
(Sec.) (Treas.)

334600 95-1-49.2

Singh Realty Corp
100 Rte 17K
Newburgh NY 12550

334600 95-1-74

GE Commercial Finance
635 Maryville Centre Dr Ste 120
St. Louis MO 63141

334600 95-1-45.12

Milano, Martin J
P.O. Box 10804
Newburgh NY 12552

334600 95-1-48

Patten Cemetary
Newburgh NY 12550

334600 95-1-46.2

County of Orange
255-275 Main St
Goshen NY 10924

334600 95-1-53

Newburgh Commons Llc
51 North Broadway
Nyack NY 10960

334600 95-1-54.2

Biss Realty, Inc.
1744 South Miami Ave
Miami FL 33129

334600 95-1-73

G & M Orange, LLC
95 Judson Rd
Montgomery NY 12549

334600 95-1-47.2

Georemtech, LLC
95 Judson Rd
Montgomery NY 12549

334600 89-1-79

NYS Dept of Transportation
Albany NY 12201

334600 95-1-49.12

Dibrizzi, Angela
566 River Rd
Newburgh NY 12550

334600 95-1-54.1

COS17 LLC
1089 Little Britain Rd
New Windsor NY 12553

334600 95-1-4.12

Matrix Newburgh I LLC
CN400 Forsgate Dr
Cranbury NJ 08512

334600 95-1-45.22

Orange County Industrial Dev.
1292 Route 300
Newburgh NY 12550

334600 89-1-79
NYS Dept. of Transportation
FAA-ATCT Aviation
2 Express Drive
Newburgh, NY 12550

334600 89-1-79
NYS Dept. of Transportation
Stewart Ang Base
113 Route 17K-Meter
Newburgh, NY 12550

**Town of Newburgh
Office of the Assessor
1496 Route 300
Newburgh, NY 12550**

SEC 95 BLK 1 LOT 73

Project Narrative: Prepared as part of the LEAF for the Town of Newburgh Planning Board submission 10-24-14.

The project is an amendment to a previously approved development of a 2.29 acre parcel in the IB, Interchange Business, zone of the Town of Newburgh, Orange County, New York. The lot is designated for tax purposes as Town of Newburgh section 95 block 1 lot 73.

It is located with frontage on NYS Route 17K and Crossroads Court and has entrances on Crossroads Court, a private road, and Orr Road, a town road.

The proposed use is permitted in the IB zone with Site Plan approval. The intended use of the building is for Orange County Choppers. The building will be a three story steel frame structure with a foot print of 13,640 square feet. The building will include the following uses:

Level 1	Manufacturing, Fabrication and Assembly of motorcycles and parts	8,968 sf
	Retail	4,872 sf
Level 2	Café	7,200 sf
Level 3	T-shirt printing area	1,626 sf
	Storage	1,722 sf
	Office	4,107 sf
	Common areas	645 sf
Total Square Footage		29,140 sf



The building will be steel frame construction. The roof will be a metal roof. There will be a sprinkler system in all areas and access between floors will include an elevator and staircases. Restrooms will be provided on each level. HVAC systems will be roof mounted and the units will be screened by a parapet wall.

The building is oriented so that the front of the building is facing NYS Route 17K. The access will be from Crossroads Court and will deliver visitors to the main entrance facing NYS Route 17K.

This entrance will be accessible from a sidewalk and ramp to the vestibule. This entry will serve as the buildings main entrance and reception area. The retail will be located at this level, Level 1 in the front section of the building. The level 1 manufacturing will be located on the west side of the ground floor encompassing a total of 8,768 sf. The Café will be located on Level 2, encompassing 6,573 sf. These Levels will include public restrooms and amenities for public accommodation.

Level 3 will include the office area which encompasses 4,107 sf., a 1,722 sf warehouse area for retail and a 1,626 sf area for t-shirt manufacturing. All areas will have access to the ground floor via the elevator and staircase access.

The ground level manufacturing activity will include the bike building stations, the fabrication equipment, the parts fabrication equipment and storage for bikes and build materials.

The site plan includes the extension of services from Crossroads Court. Sewer and water services will be from the Town of Newburgh. Natural gas and electric will be from Central Hudson Energy Group. Telephone and cable services will be from Verizon. A screened refuse area with recycling will be erected to the north of the building.

The Site Plan includes grading for the building and the parking area and a landscape plan (included in future submission) to enhance the overall building presence. There will be access to the site from Crossroads Court and Orr Ave. and the parking area will provide for 131 spaces. The uses listed above require 131 spaces under the Town Code. 75 of the required parking spaces will be provided on an adjacent lot owned by the applicant designated for tax purposes as Town of Newburgh section 5.95 block 1 lot 47.2. The building will be accessed from the parking lot by a proposed bridge spanning the existing stream. Handicapped parking and access are provided as components of the site plan. The parking area will have striping and signs as required to indicate spaces and handicap parking.

A Cultec system will be used for storm water management and the storm water pollution prevention plan anticipates a reduced flow discharge on site from the Cultec system. There is a storm water pump station proposed which will be used in conjunction with the storm water Cultec system.

Municipal water and sewer services are proposed for the building. The daily usage design is for 5,175 gallons per day.

The water supply is a 4" service from Crossroads Court. This will include water service to the building for domestic water, the sprinkler system and fire protection. The sewer service includes a 7,500 gallon grease trap and a sanitary lift station connecting via a force main to the existing 4" sanitary sewer force main in Crossroads Court.

The site plan includes a retaining wall system which will be installed along the building and parking lot. The wall will buffer the stream to the south of the improvements and will also be used to define the parking and Crossroads Court areas.

The landscape plan will include native species plantings. A lighting plan (provided with a future submission) will provide lighting for the public areas and walkways. The building and retaining wall materials and colors will be neutral in tone. The refuse enclosure will be screened. A parapet on the roof will be placed to limit the visibility of the roof mounted HVAC fixtures.

The mixture of uses will have the manufacturing, fabrication and assembly area working 7 am to 5 pm. The retail will be open 9:00 am to 10 pm and the café will be open 11 am to 10 pm Sunday-Thursday and 11 am to 2 am Friday & Saturday.

The project will have the effect of retaining local jobs and a tourism benefit as Orange County Choppers continues to have a significant regional impact on visitors to OCC and the surrounding spinoff in local hotels, restaurants and suppliers of materials and services used by Orange County Choppers in the manufacturing and retail sectors.

The property will be developed by G & M Orange, LLC for the tenant, Orange County Choppers.

There have been many special studies prepared in conjunction with the site including, traffic studies by John Collins Engineering for both the existing turning lane and the proposed traffic light; a cultural assessment and archeological review prepared by BTK Associates, an ecological assessment prepared by Ecological Solutions, LLC, including a threatened and endangered species study, soils testing prepared by M. A. Day Engineering and a Phase 1 Environmental review prepared by Inspection and Valuation International (IVI).

The proposed development is slated for a 2015 completion.

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: Amended Site Plan for G & M Orange, LLC			
Project Location (describe, and attach a location map): 12 Crossroads Court, Newburgh, Orange County, NY 12550			
Brief Description of Proposed Action: Amended Site Plan permitting the construction of a 3 level commercial building for fabrication and assembly of motorcycles, retail sales, cafe, warehouse & offices. Level 1 - fabrication and assembly - 8,968 S.F. & Retail - 4,872 S.F. Level 2 - cafe/bar 6,573 sf Level 3 - Office - 4,107 S.F., Warehouse - 1,722 S.F., Manufacturing - 1,626 S.F.			
Name of Applicant or Sponsor: G & M Orange, LLC		Telephone: 845-522-5222	
		E-Mail: ron@orangecountychoppers.com	
Address: 14 Crossroads Court			
City/PO: Newburgh		State: New York	Zip Code: 12550
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Building Dept.-Building Permit, Orange County Board of Health-Sewer and Water, NYSDEC-SWPPP & Stream Disturbance Permit			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		2.29 acres	
b. Total acreage to be physically disturbed?		0.94 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		6.56 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): Airport <input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: <u>155' x 25' underground storage system</u>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Paul Teutul G&M Orange, LLC</u> Date: <u>10/17/14</u>		
Signature: <u><i>Paul Teutul</i></u>		

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

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

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: Amended Site Plan for G & M Orange, LLC			
Project Location (describe, and attach a location map): 12 Crossroads Court, Newburgh, Orange County, NY 12550			
Brief Description of Proposed Action: Amended Site Plan permitting the construction of a 3 level commercial building for fabrication and assembly of motorcycles, retail sales, cafe, warehouse & offices. Level 1 - fabrication and assembly - 8,968 S.F. & Retail - 4,872 S.F. Level 2 - cafe/bar 6,573 sf Level 3 - Office - 4,107 S.F., Warehouse - 1,722 S.F., Manufacturing - 1,626 S.F.			
Name of Applicant or Sponsor: G & M Orange, LLC		Telephone: 845-522-5222 E-Mail: ron@orangecountychoppers.com	
Address: 14 Crossroads Court			
City/PO: Newburgh		State: New York	Zip Code: 12550
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Building Dept.-Building Permit, Orange County Board of Health-Sewer and Water, NYSDEC-SWPPP & Stream Disturbance Permit			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		2.29 acres	
b. Total acreage to be physically disturbed?		0.94 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		6.56 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>Airport</u> <input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: <u>155' x 25' underground storage system</u>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Paul Teutul GEM Orange, LLC</u> Date: <u>10/17/14</u>		
Signature: <u><i>Paul Teutul</i></u>		

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

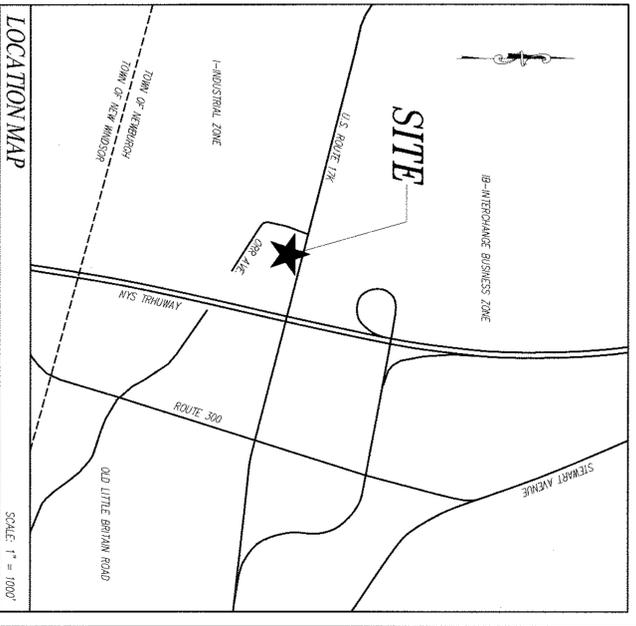
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity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

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT



OWNER
MR. PAUL TEUTL, Sr.
G&M ORANGE, LLC
95 JUDSON ROAD
MONTGOMERY, NEW YORK 12549

SITE ENGINEER
MARK A. DAY, PE
M.A. DAY ENGINEERING, PC
3 VAN WYCK LANE - SUITE 2
HARRINGERS FALLS, NEW YORK 12590

ZONING INFORMATION

TAX MAP NO.	INDUSTRIAL SITE
ZONING DISTRICT	SECTION 95, BLOCK 1, LOT 73
TOPOGRAPHIC DATUM	INTERCHANGE BUSINESS
TOTAL ACRES	2.29 ACRES (+/-)
WATERS & SEWERS	TOWN OF NEWBURGH
BLK. REQUIREMENTS	REQUIRED
MIN. LOT AREA (SQUARES)	40,000 S.F.
MIN. LOT DEPTH (FEET)	150'
MIN. STREET FRONTAGE (FEET)	150'
MIN. FRONT YARD (FEET)	NONE
MIN. REAR YARD (FEET)	60' (FROM ROUTE 17K)
MIN. SIDE YARD (FEET)	50'
MAX. BUILDING HEIGHT (STORIES/FT)	60' (FROM ROUTE 17K)
MAX. LOT COVERAGE - BUILDING (PERCENT)	22.93% (OR AS PER 60.87' (300/14)
MAX. LOT SURFACE COVERAGE (PERCENT)	60.87' (300/14)
SOURCE: TOWN OF NEWBURGH ZONING CODE	415
TABLE OF BLK. REGULATIONS DATED 7-1-14	82%

PARKING CALCULATIONS

PER SECTION 165-13 (OFF-STREET PARKING AND LOADING FACILITIES)
MANUFACTURING OR INDUSTRIAL - 2 SP PER 1,000 S.F. OF GROSS SQUARE FOOTAGE
RETAIL BUSINESS - 1 SP PER 100 S.F. OF GROSS SQUARE FOOTAGE
RESTAURANT - 1 SP PER 40 S.F.
RESTAURANT SCENIC - 2.00 SP = 20 PARKING SPACES
RETAIL WHOLESALE - 2 SP PER 1,000 S.F.
OFFICE SPACE - 1 SP PER 200 S.F. OF GROSS SQUARE FOOTAGE
REAR GARAGE - 1 SP PER 200 S.F. OF GROSS SQUARE FOOTAGE
REAR PORCH - 1 SP PER 200 S.F. OF GROSS SQUARE FOOTAGE
TOTAL GROSS = 5175 GSF

DESIGN FLOWS

PER SECTION 165-13 (OFF-STREET PARKING AND LOADING FACILITIES)
MANUFACTURING OR INDUSTRIAL - 0.10 GPF PER SQUARE FOOT
RETAIL BUSINESS - 0.10 GPF PER SQUARE FOOT
RESTAURANT - 0.10 GPF PER SQUARE FOOT
RETAIL WHOLESALE - 0.10 GPF PER SQUARE FOOT
OFFICE SPACE - 0.10 GPF PER SQUARE FOOT
TOTAL GPM = 5175 GPM

SURVEYOR'S CERTIFICATION

WE HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS CONDUCTED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE SURVEYING ACTS AND REGULATIONS OF THE STATE OF NEW YORK. I AM A LICENSED SURVEYOR IN THE STATE OF NEW YORK AND THE SURVEYING ACTS AND REGULATIONS OF THE STATE OF NEW YORK HAVE BEEN FULLY COMPLIED WITH BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION. I HAVE NOT BEEN CONVICTED OF ANY CRIMINAL OFFENSES THAT WOULD DISQUALIFY ME FROM EXERCISING THE FUNCTIONS OF A SURVEYOR IN THE STATE OF NEW YORK. I HAVE NOT BEEN CONVICTED OF ANY CRIMINAL OFFENSES THAT WOULD DISQUALIFY ME FROM EXERCISING THE FUNCTIONS OF A SURVEYOR IN THE STATE OF NEW YORK. I HAVE NOT BEEN CONVICTED OF ANY CRIMINAL OFFENSES THAT WOULD DISQUALIFY ME FROM EXERCISING THE FUNCTIONS OF A SURVEYOR IN THE STATE OF NEW YORK.

OWNERS CONSENT NOTE

55-1-71 OWNER - G & M ORANGE, LLC (SEE DEED PAGE 290)
I, THE UNDERSIGNED OWNER OF THESE FOREGOING REALTY INTERESTS, HAVE READ AND UNDERSTAND THE CONTENTS OF THIS PLAN AND CONSENT TO THE SAME AND TO THE CONVEYANCE OF THE SAME TO THE TOWN OF NEWBURGH PLANNING BOARD AS SHOWN HEREON.

10/11/14
Paul Teutl
OWNER

Town of Newburgh Planning Board

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF NEWBURGH, NEW YORK ON THE DAY OF 2014
SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED SHALL VOID THIS APPROVAL.

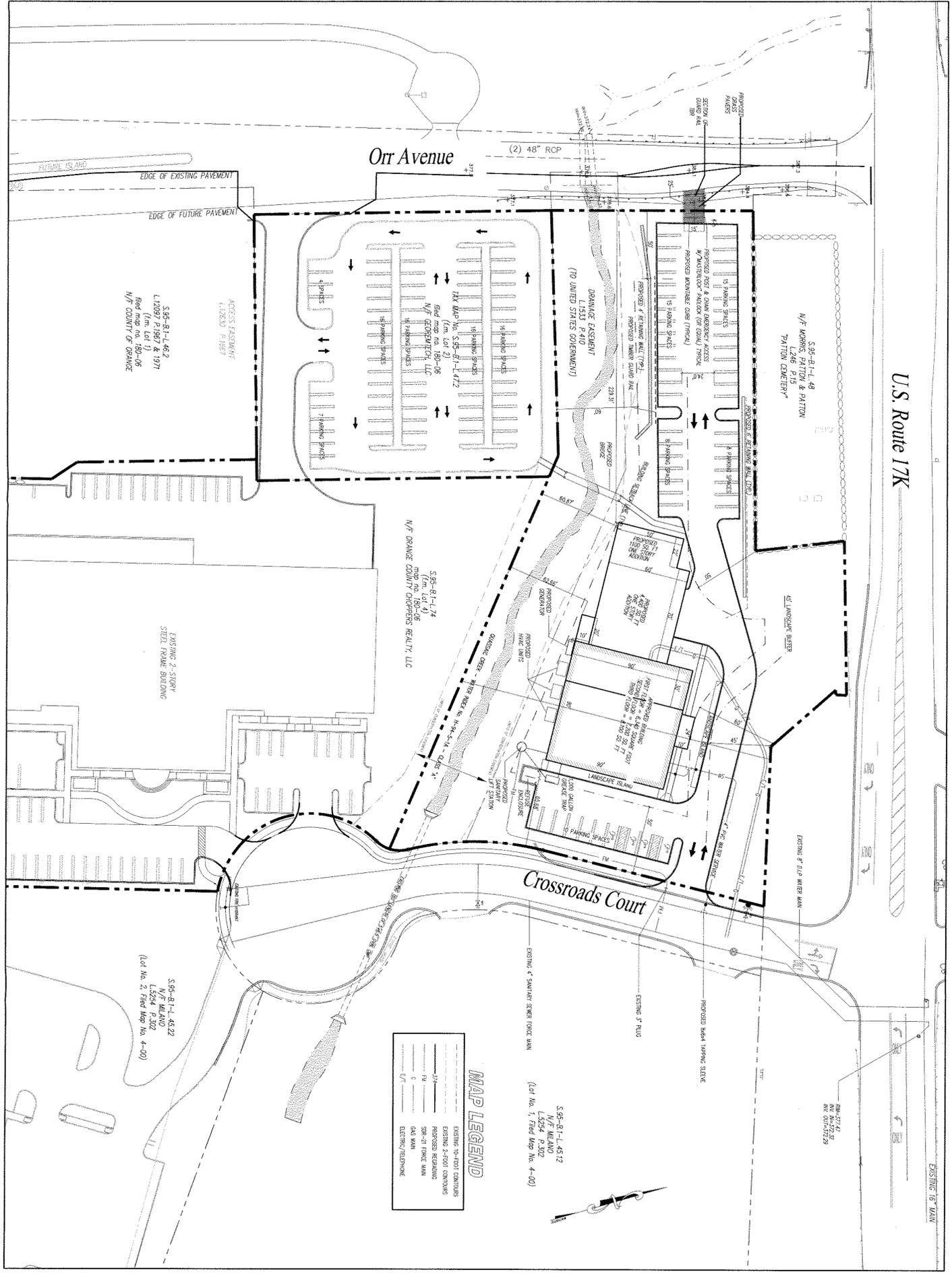
TOWN OF NEWBURGH PLANNING BOARD
SIGNED THIS DAY OF 2014
TOWN OF NEWBURGH PLANNING BOARD CHAIRMAN

AMENDED SITE PLAN

for

G & M Orange, LLC

Town of Newburgh Orange County, New York



Scale: 1" = 30'

10-10-14

G & M Orange, LLC
Tile Sheet
T.1

M.A. DAY ENGINEERING, PC
Civil Engineers
3 Van Wyck Lane
Harringers Falls, New York
12590-2010

2014/08
License No. 099046

Mark A. Day, PE
10/11/14

10-10-14