

**CITY OF MIDDLETOWN
PLANNING BOARD MEETING AGENDA
MARCH 5, 2025 7:00 PM
COMMON COUNCIL CHAMBERS
AND VIA DIGITAL TOWN HALL**

Meeting Called By: Anthony Capozella, Planning Board Commissioner
Clerk: Martina Tu, Clerk

Members: Nicole Hewson, Dan Higbie, Richard McCormack, Gretchen Witt, Anthony Capozella, Andy Britto, Dave Madden

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. APPROVAL OF MINUTES

3.1. Accept the Minutes of _____

4. NEW BUSINESS

Request of Rakesh Nayak for a special use permit and site plan approval to have an eating and drinking establishment located at 19 North Street, Middletown

Request of Anthony J. Valentia III for a special use permit and site plan approval to have an eating and drinking establishment with a full liquor license located at 28-30 West Main Street, Middletown.

Request of SB Dolson Realty, LLC, for a special use permit and site plan approval for construction of accessory parking, utilities and stormwater for a self-storage facility use located at 250 Dolson Avenue, Town of Wawayanda. Section 4, Block 1, Lot 28.22; and 12-14 County Hwy 78, City of Middletown Section 54, Block 1, Lot 19.2; and 2 James P. Kelly Way, City of Middletown, Section 64, Block 1, Lot 2.32.

Request of 203-213 Wickham Avenue LLC for a special use permit and site plan approval in order to convert 34,400 s.f. of existing retail store to a self-storage facility located at 203-213 Wickham Avenue, Middletown

Request of Pondside at Spring Hollow HOA for site plan approval in order to expand 21 existing decks located at 65, 67, 69, 73, 77, 80, 82-86, 90, 94, 96-100, 106, 109, 111 Woodlake Drive, Middletown. Section 47, Block 1.

Request of Fior De La Cruz, for a special use permit and site plan approval in order to serve wine and beer at an existing restaurant called Don Julio Restaurant, located at 156 Dolson Avenue, Middletown

Request of Promenade Middletown LLC., for a special use permit and site plan approval for the addition of a memory care unit to an existing adult care facility

located at 60-78 Fulton Street, Middletown.

Trodale Developers, Inc. presentation for a mixed use (residential - commercial)
project located at 33 Mulberry Street, Middletown

5. ADJOURNMENT

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date _____

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 19 North St 1F, Middletown, NY 10940

Section 31 Block 7 Lot 21 Current Zoning District DMU

Building Existing ☒ New ☐

2. Owner of Property Longhope Enterprise LLC

Owner's Address 86 Main St

City Orisville State NY Zip 10963

Phone numbers: Home: _____

Business: _____

Cell: (646) 705-5756

3. Applicant name Rakesh Nayak

If different from Owner

Applicants Address 49 Dogwood Crossing,

City Middletown State NY Zip 10941

Phone numbers: Home: _____

Business: _____

Cell: 856-359-0992

Fax: _____

Answer 4, 5 or 6

4. **Special Use Permits/Site Plan Approval.** An approval for a special use permit and/or site plan approval is hereby requested. In the space provided indicate the section(s) and classification(s) of the occupancy for which you are seeking a special use permit. Included all uses which are currently or will be in the subject property. All dimensions shall be listed in the space provided. Refer to the tables at the rear of the Zoning Ordinance for requirements in UR-3, SR-3, SR-3A and SR-3B districts. Additional sheets may be attached if required.

Section # _____

Classification of Occupancy requested Deli/Sandwich shop.

Description of what you are requesting: Sandwich shop, Breakfast, Lunch, Wine and Beer, Deli, cheese, specialty store. No cooking or Baking.

Hours of operation: 7 days a week - from 5am to 10pm

Uses currently in property: Vacant.

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area			
Front yard			
Rear yard			
Side yard			
Side yard			
Parking			

Answer this section only for multiple dwellings

Lot coverage _____
Building height _____
Open Space _____
Playlot _____
Livable floor area _____
Number of Bedrooms _____

5. **Nonconforming Use.** In the area provided, list each use for which an expansion is sought and the reason therefore. State the current use and all conditions that presently exist and those

that will be created. Refer to the excerpt from the Zoning Ordinance Section 475-44.
Additional sheets may be attached if required.

6. **Fence and/or Parking Nonconformance.** In the area provided, list the reason(s) requested for all conditions which are not in conformance with the regulations. Indicated the requirement(s) and the amount of relief requested. Additional sheets may be attached if required.

7. Sign at the Place Indicated

Signature: _____

Playak

Printed Name and Title: Rakesh Nayak - Owner

Date: 01/06/2025

OWNER'S ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

Chenglong Yang being duly sworn, deposes and says that

he/she resides at 86 Main St, Otisville, NY 10963

in the County of Orange and State of New York and that he/she is the

owner in fee or Member of the Longhope Enterprise LLC
OFFICIAL TITLE

Corporation which is the owner in fee of the premises described in the foregoing application and that

he/she has authorized Rakesh Nayak to make the foregoing

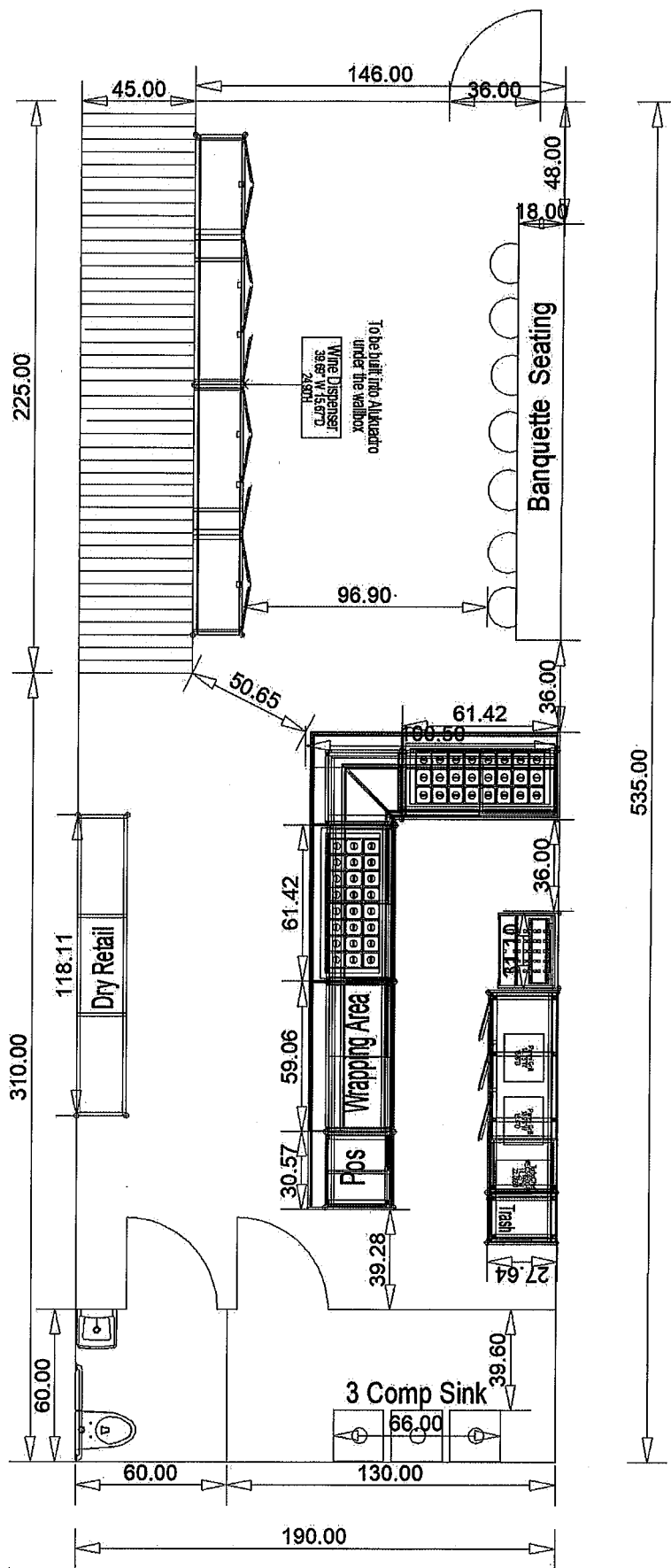
application for approval as described herein.

Sworn before me this 6 day of January 2025

Richard P. McCormack
Notary Public

Richard P. McCormack
Notary Public, State of New York
NO. 01MC6302099
Qualified in Orange County
Commission Expires April 28, 2026

Chenglong Yang
OWNER'S SIGNATURE



64023 Maccanico S. Angelo (TR) Tel. +39 056 847503
RIPRODUZIONE VIETATA

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date _____

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 28-30 W Main St

Section 35 Block 3 Lot 1

Current Zoning District DMU

Building Existing ☒ New ☐

2. Owner of Property Kevin J Gould

Owner's Address 1470 Greenville Turnpike

City Port Jervis State NY Zip 12771

Phone numbers: Home: _____

Business: _____

Cell: 845-551-4529

3. Applicant name Anthony J Valentia III

If different from Owner

Applicants Address 608 CR-1

City Pine Island State NY Zip 10969

Phone numbers: Home: 845-858-6747

Business: _____

Cell: 845-649-1922

Fax: _____

Answer 4, 5 or 6

4. **Special Use Permits/Site Plan Approval.** An approval for a special use permit and/or site plan approval is hereby requested. In the space provided indicate the section(s) and classification(s) of the occupancy for which you are seeking a special use permit. Included all uses which are currently or will be in the subject property. All dimensions shall be listed in the space provided. Refer to the tables at the rear of the Zoning Ordinance for requirements in UR-3, SR-3, SR-3A and SR-3B districts. Additional sheets may be attached if required.

Section # _____

Classification of Occupancy requested _____

Description of what you are requesting: I AM Requesting to open a
Bar/Saloon where the empty Bottle Location is.

Uses currently in property: VACANT

Hours:

Thursday 4PM - 11PM

Fri - Sat 4PM - 2AM

Sunday 12PM - 8PM

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area			
Front yard			
Rear yard			
Side yard			
Side yard			
Parking			

Answer this section only for multiple dwellings

Lot coverage	
Building height	
Open Space	
Playlot	
Livable floor area	
Number of Bedrooms	

- 5. Nonconforming Use.** In the area provided, list each use for which an expansion is sought and the reason therefore. State the current use and all conditions that presently exist and those that will be created. Refer to the excerpt from the Zoning Ordinance Section 475-44. Additional sheets may be attached if required.

- 6. Fence and/or Parking Nonconformance.** In the area provided, list the reason(s) requested for all conditions which are not in conformance with the regulations. Indicated the requirement(s) and the amount of relief requested. Additional sheets may be attached if required.

- 7. Sign at the Place Indicated**

Signature: Anthony Valentin

Printed Name and Title: Anthony Valentin

Date: 11/1/2024

OWNER'S ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

KEVIN J. GOULD being duly sworn, deposes and says that

he/~~she~~ resides at 1470 GREENVILLE TURNPIKE POOT JACUS, NY 12771

in the County of ORANGE and State of NEW YORK and that he/~~she~~ is the

owner in fee or _____ of the KG DELIVERIES
OFFICIAL TITLE

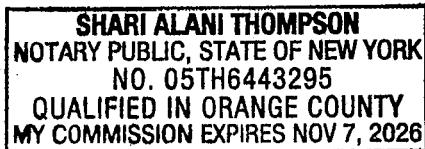
Corporation which is the owner in fee of the premises described in the foregoing application and that

he/she has authorized ANTHONY J VALANTIA III to make the foregoing

application for approval as described herein.

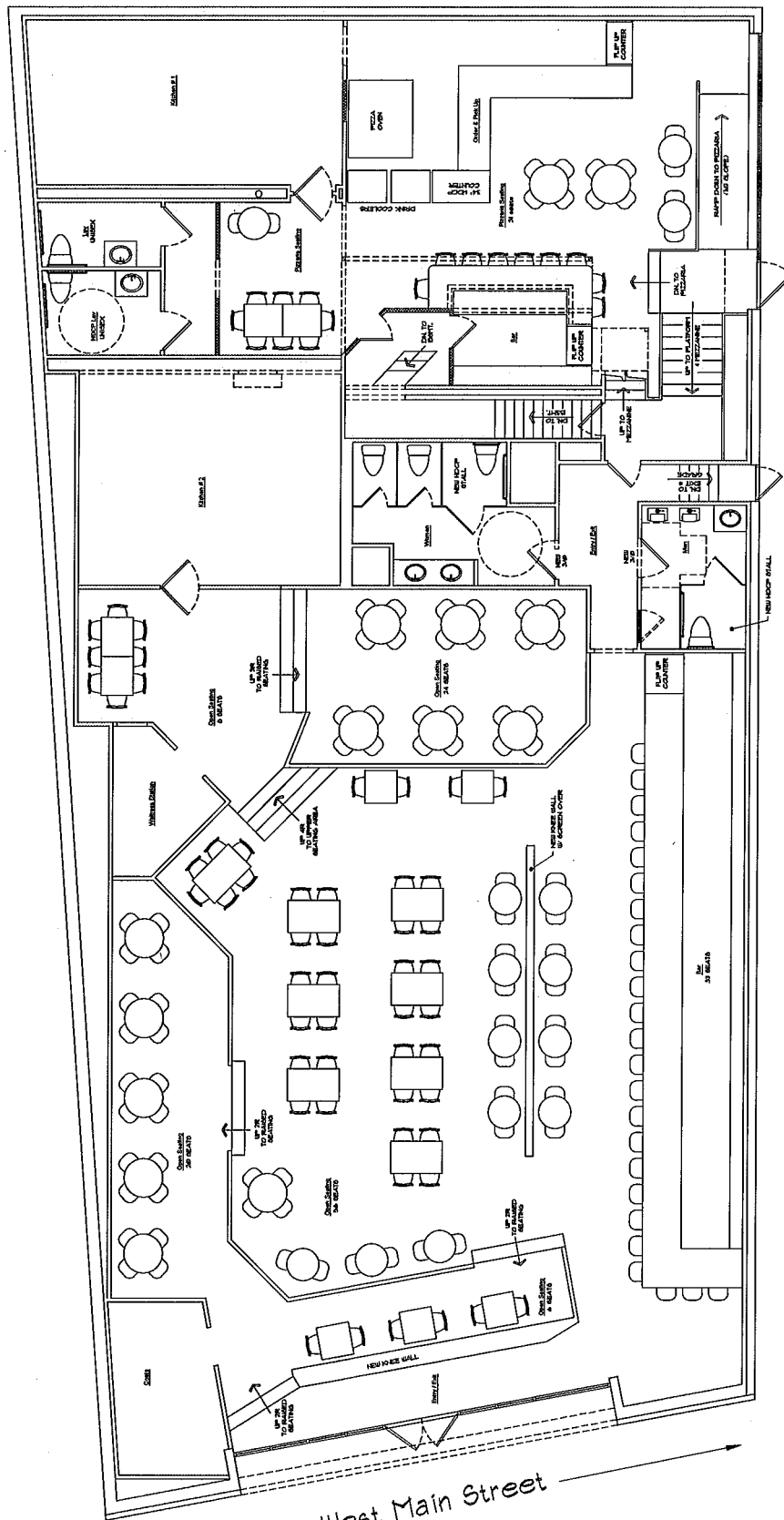
Sworn before me this 23rd day of October 2024

Shari Thompson
Notary Public



[Signature]
OWNER'S SIGNATURE

THE UNIVERSITY OF CHICAGO
LIBRARY
540 EAST 57TH STREET
CHICAGO, ILL. 60637
TEL: 773-936-5000

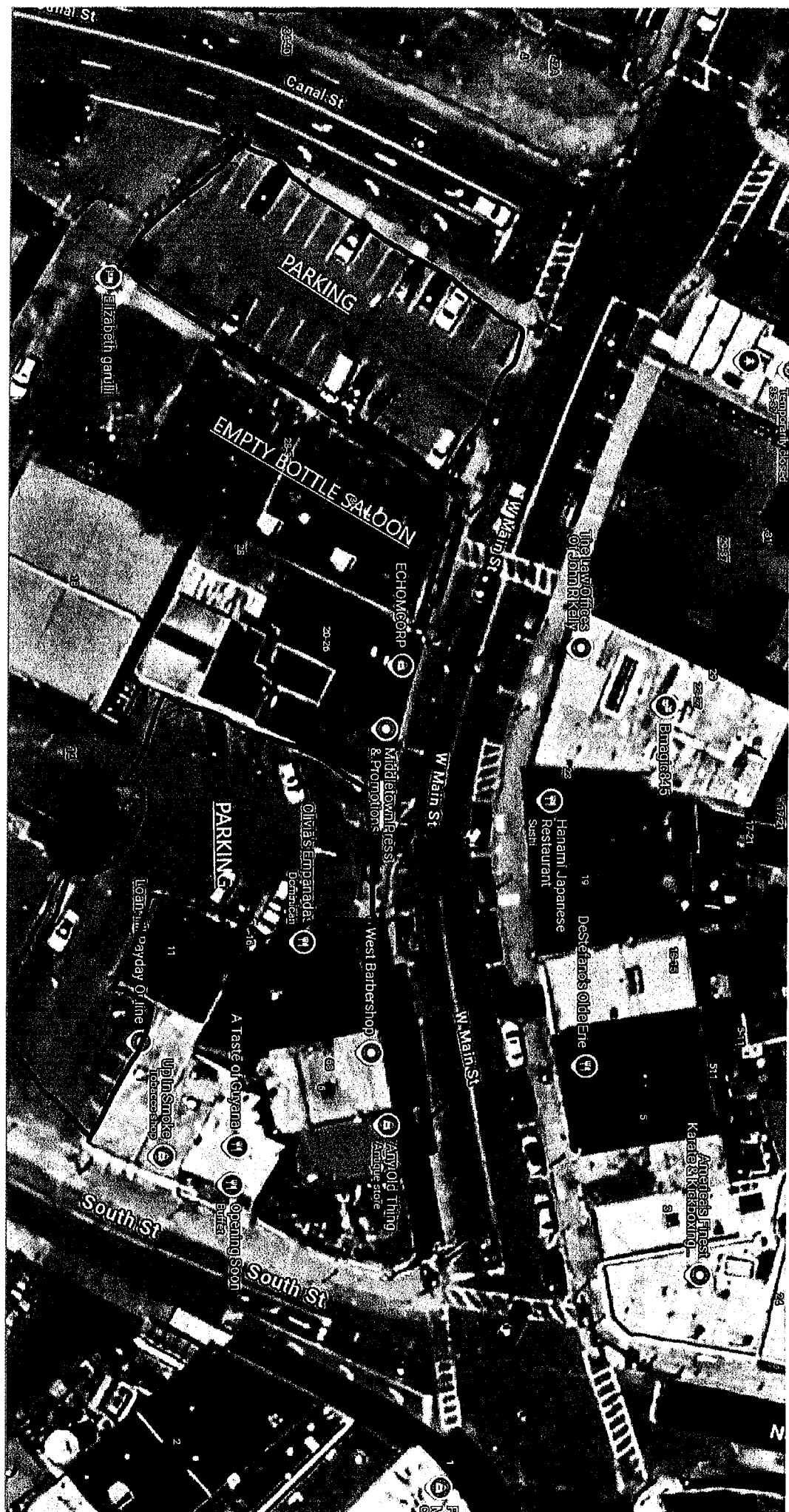


TOTAL 144 SEATS BACK ON RESTAURANT SIDE (INCLUDES BATH SEATS)

Canal Street Parking Lot

West Main Street

1 Proposed Preliminary Floor Plan
 Scale: 1/4" = 1'-0"



APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 05/31/2024

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 250 Dolson Avenue Middletown NY 10940

Section ____ Block ____ Lot ____ Current Zoning District C-3 General Business
T/ Wawayanda 4-1-28.22 | C/ Middletown 54-1-19.2 & 64-1-2.32
Building Existing _____ New x

2. Owner of Property SB Dolson Realty, LLC

Owner's Address PO Box 340

City Laconia State NY Zip 03247

Phone numbers: Home: _____

Business: _____

Cell: 845-235-3684

3. Applicant name Same

If different from Owner

Applicants Address _____

City _____ State _____ Zip _____

Phone numbers: Home: _____

Business: _____

Cell: 845-235-3684

Fax: _____

Answer 4, 5 or 6

4. **Special Use Permits/Site Plan Approval.** An approval for a special use permit and/or site plan approval is hereby requested. In the space provided indicate the section(s) and classification(s) of the occupancy for which you are seeking a special use permit. Included all uses which are currently or will be in the subject property. All dimensions shall be listed in the space provided. Refer to the tables at the rear of the Zoning Ordinance for requirements in UR-3, SR-3, SR-3A and SR-3B districts. Additional sheets may be attached if required.

Section # N/A

Classification of Occupancy requested Accessory Parking & Stormwater

Description of what you are requesting: Construction of Accessory parking, utilities and stormwater for a Self-Storage Facility Use within the Town of Wawayanda

Uses currently in property: Vacant

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area		N/A	± 6.23 AC
Front yard		N/A	
Rear yard		N/A	
Side yard		N/A	
Side yard		N/A	
Parking		53	53

Answer this section only for multiple dwellings

Lot coverage NA

Building height

Open Space

Playlot

Livable floor area

Number of Bedrooms

5. **Nonconforming Use.** In the area provided, list each use for which an expansion is sought and the reason therefore. State the current use and all conditions that presently exist and those

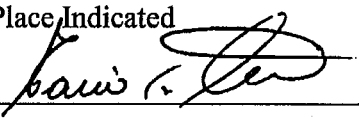
that will be created. Refer to the excerpt from the Zoning Ordinance Section 475-44.
Additional sheets may be attached if required.

NA

6. **Fence and/or Parking Nonconformance.** In the area provided, list the reason(s) requested for all conditions which are not in conformance with the regulations. Indicated the requirement(s) and the amount of relief requested. Additional sheets may be attached if required.

NA

7. Sign at the Place Indicated

Signature: 

Printed Name and Title: Mario C. Sardinha - Manager Member

Date: 06/05/2024





[illegible]

DRAWING STATUS		ISSUE DATE: 10/30/2024	
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		SHEET NUMBER	
☐ CONCEPT APPROVAL	N/A	OF	N/A
☒ PLANNING BOARD APPROVAL	4	OF	11
☐ OODH REALITY SUBDIVISION APPROVAL	N/A	OF	N/A
☐ OODH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
☐ MWSOC APPROVAL	N/A	OF	N/A
☐ MWSOD APPROVAL	N/A	OF	N/A
☐ OTHER	N/A	OF	N/A
☐ FOR BID	N/A	OF	N/A
☐ FOR CONSTRUCTION	N/A	OF	N/A

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.

THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP IN RED OR BLUE INK SHALL BE CONSIDERED INVALID.

Rafael

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.

ROSS WINGLOFT, P.E.
NEW YORK LICENSE # 07170

30 0 15 30 60

1 inch = 30 ft.

 ENGINEERING & SURVEYING PROPERTIES Achieving Successful Results with Innovative Designs	MONTGOMERY OFFICE 71 CLINTON STREET MONTGOMERY, NY 12549 Tel: (845) 457-7727 WWW.EP-PC.COM
	GRADING, DRAINAGE & UTILITY PLAN DOLSON SELF STORAGE JAMES P KELLY WAY & C/ MIDDLETOWN ORANGE COUNTY, NEW YORK
JOB #: 1148.0802 DATE: 05/31/2024 REVISION: 3 - 10/30/2024	DRAWN BY: ZS/VAH SCALE: 1" = 30' TAX LOT: 4-1-28-22 64-1-23-32, 54-1-19-2

[illegible]

DRAWING STATUS		ISSUE DATE:	
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		10/30/2024	
SHEET NUMBER			
☐ CONCEPT APPROVAL	N/A	OF	N/A
☒ PLANNING BOARD APPROVAL	5	OF	11
☐ OODH REALITY SUBDIVISION APPROVAL	N/A	OF	N/A
☐ OODH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
☐ MYSODE APPROVAL	N/A	OF	N/A
☐ MYSOUD APPROVAL	N/A	OF	N/A
☐ OTHER	N/A	OF	N/A
☐ FOR BID	N/A	OF	N/A
☐ FOR CONSTRUCTION	N/A	OF	N/A
THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DRAWING SET (S) (S)			

COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP IN RED OR BLUE INK SHALL BE CONSIDERED INVALID.

Raz

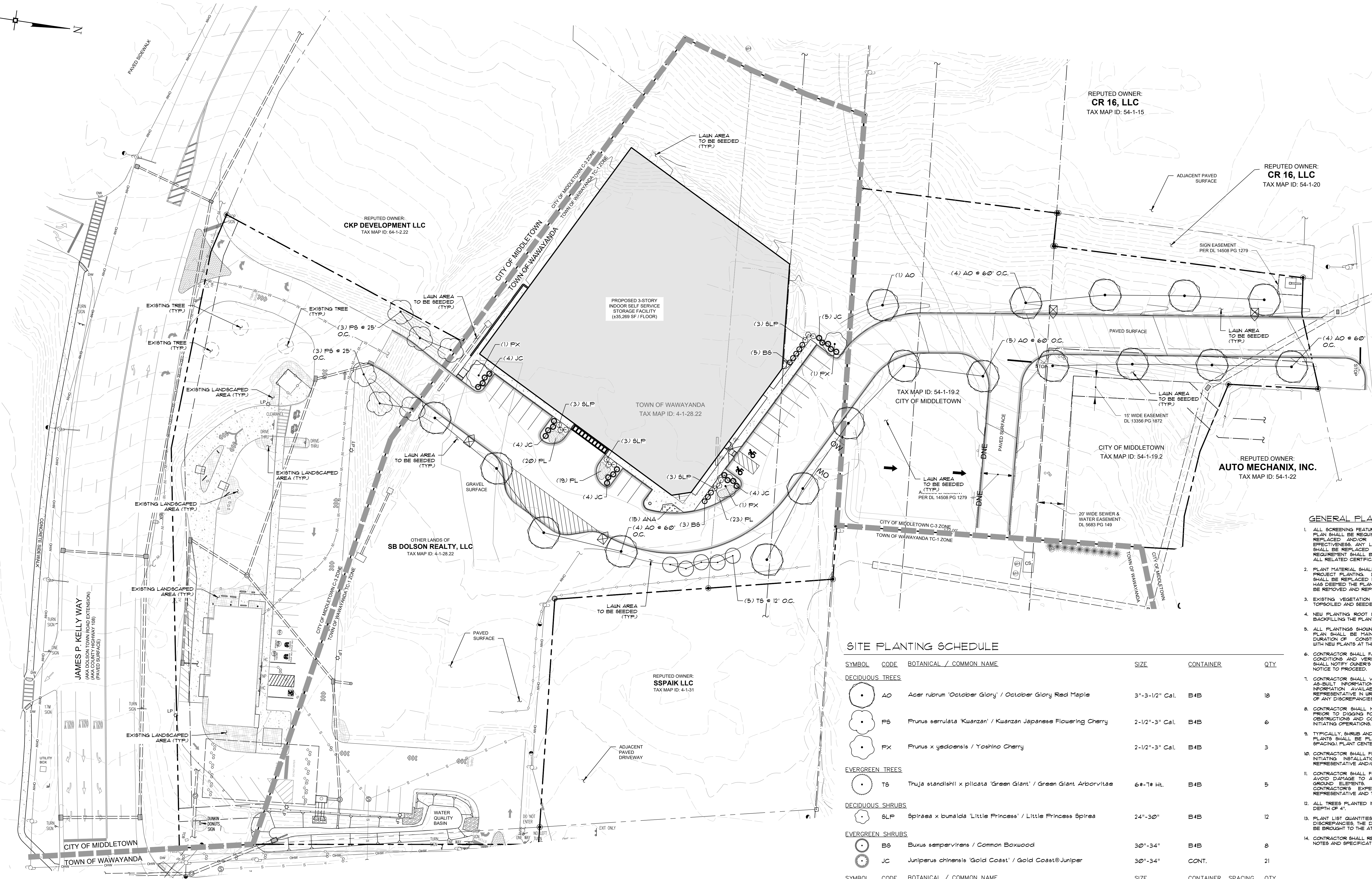
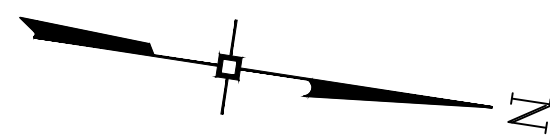
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.

ROSS WINGLUPTZ, P.E.
NEW YORK LICENSE # 071701

30 0 15 30 60

1 inch = 30 ft.

 ENGINEERING & SURVEYING PROPERTIES Achieving Successful Results with Innovative Designs	MONTGOMERY OFFICE 71 CLINTON STREET MONTGOMERY, NY 12549 Tel: (845) 457-7727 WWW.EP-PC.COM	COPYRIGHT 2004 ENGINEERING & SURVEYING PROPERTIES, PC
EROSION & SEDIMENTATION CONTROL PLAN		
DOLSON SELF STORAGE JAMES P KELLY WAY & DOLSON AVENUE T/ WAUWAYANDA & C/ MIDDLETOWN ORANGE COUNTY, NEW YORK		
JOB #: 1148.0802 DATE: 05/31/2024 REVISION: 3 - 10/30/2024	DRAWN BY: ZS/VAH SCALE: 1" = 30' TAX LOT: 41-28-22, 3-10-1, 3-10-2, 3-10-3	C-103



GENERAL PLANTING NOTES:

- ALL SCREENING FEATURES AND LANDSCAPE PLANTINGS PROVIDED ON THE APPROVED PLAN SHALL BE MAINTAINED FOR THE LIFE OF THE USE AND SHALL BE REPLACED AND/OR RESTORED AS NECESSARY IN ORDER TO MAINTAIN THEIR EFFECTIVENESS. ANY LOSS DUE TO STORM DAMAGE, DISEASE OR OTHER FACTORS SHALL BE REPLACED IN KIND WITHIN A PERIOD NOT MORE THAN SIX MONTHS AND THIS REQUIREMENT SHALL BE CONDITION OF ALL COMMERCIAL SITE PLAN APPROVALS AND ALL RELATED CERTIFICATES OF OCCUPANCY.
- PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE OF PROJECT PLANTING. DEAD, DYING, UNHEALTHY AND/OR PLANTS IN POOR CONDITION SHALL BE REPLACED IN THE SAME PLANTING SEASON THAT THE LANDSCAPE ARCHITECT HAS DEEMED THE PLANT UNACCEPTABLE. PLANTINGS THAT REQUIRE REPLACEMENT SHALL BE REPLACED AND MAINTAINED AT NO ADDITIONAL COST TO THE OWNER.
- EXISTING VEGETATION AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE TOPSOILED AND SEEDED UPON COMPLETION OF WORK.
- NEW PLANTING ROOT BALLS REMOVED FROM CANALS SHALL BE SCARIFIED PRIOR TO BACKFILLING THE PLANT.
- ALL PLANTINGS SHOWN ON APPROVED SITE DEVELOPMENT PLAN OR SPECIAL PERMIT PLAN SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF CONSTRUCTION AND PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT GROWING SEASON.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN (7) CALENDAR DAYS OF NOTICE TO PROCEED.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES AND OBTAIN AS-BUILT INFORMATION. DRAWINGS WERE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN (7) CALENDAR DAYS OF NOTICE TO PROCEED OF ANY DISCREPANCIES.
- CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES AND OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE IN WRITING PRIOR TO INITIATING OPERATIONS.
- TYPICALLY, SHRUBS AND GROUND COVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION (STAGGERED SPACING). PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE LISTED ON THE PLANT LIST.
- CONTRACTOR SHALL FIELD STAKE THE LOCATIONS OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUESTED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
- ALL TREES PLANTED IN LAWN AREA SHALL RECEIVE A 4' DIAMETER MULCH RING AT A DEPTH OF 4".
- PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES, THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND SPECIFICATIONS FOR FURTHER AND COMPLETE INSTRUCTIONS.

SITE PLANTING SCHEDULE

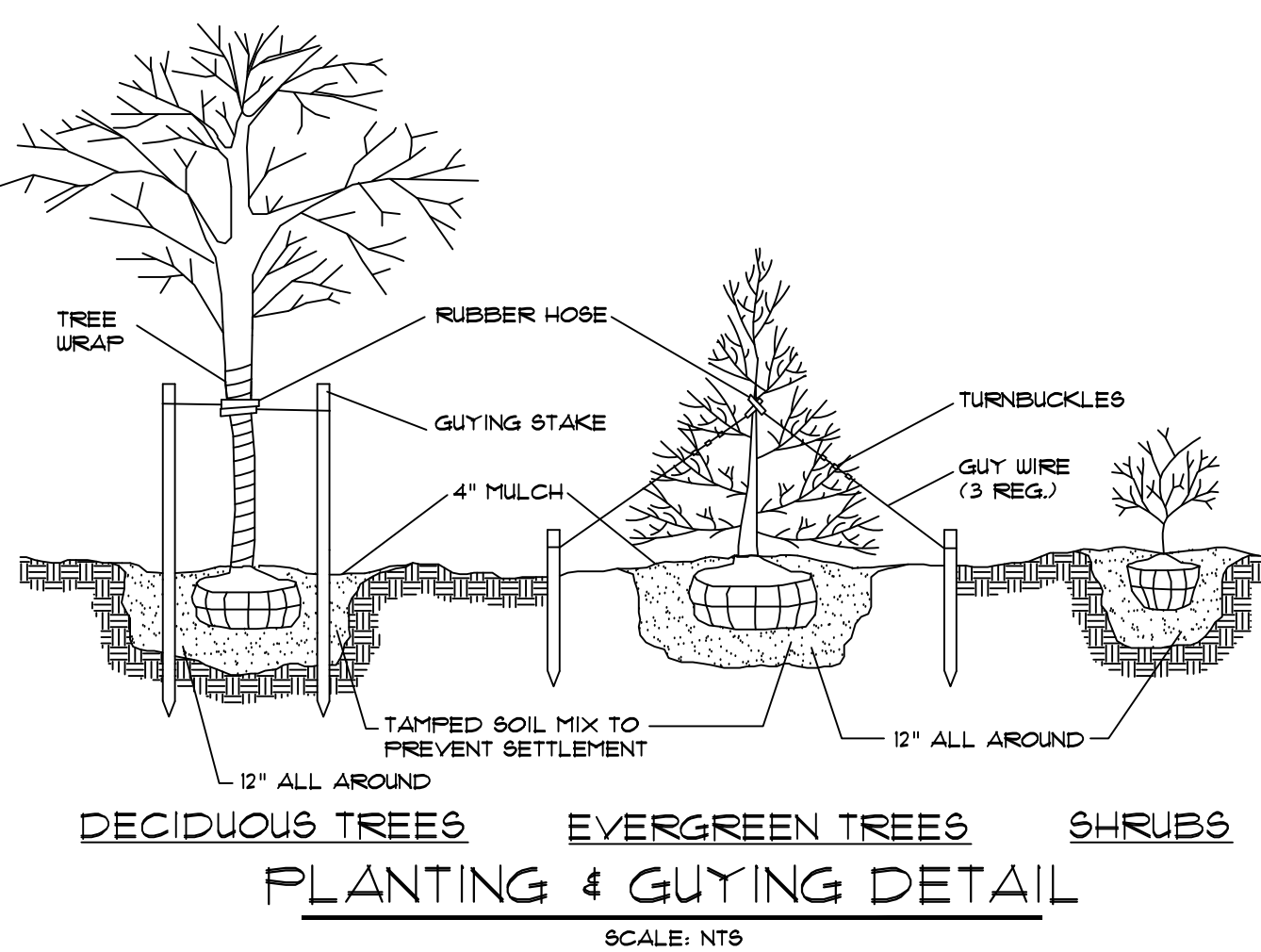
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
DECIDUOUS TREES					
AO		Acer rubrum 'October Glory' / October Glory Red Maple	3"-3-1/2" Cal.	B4B	18
PS		Prunus serrulata 'Kwanzan' / Kwanzan Japanese Flowering Cherry	2-1/2"-3" Cal.	B4B	6
PX		Prunus x yedoensis / Yoshino Cherry	2-1/2"-3" Cal.	B4B	3
EVERGREEN TREES					
TS		Thuja standishii x plicata 'Green Giant' / Green Giant Arborvitae	6"-7 1/2" Ht.	B4B	5
DECIDUOUS SHRUBS					
SLP		Spiraea x bumalda 'Little Princess' / Little Princess Spirea	24"-30"	B4B	12
EVERGREEN SHRUBS					
BS		Buxus sempervirens / Common Boxwood	30"-34"	B4B	8
JC		Juniperus chinensis 'Gold Coast' / Gold Coast® Juniper	30"-34"	CONT.	21
GRASSES					
PL		Festisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	2 gal.	24" O.C.	62
PERENNIALS					
ANA		Aster novae-angliae / New England Aster	1 gal.	24" O.C.	15

PERMANENT SEEDING SCHEDULE

- TOPSOIL SHALL BE SPREAD TO A UNIFORM MINIMUM THICKNESS OF 4".
- TOPSOIL SURFACE SHALL BE FINELY GRADED AND LOOSENEED BY MECHANICAL OR HAND RAKE TO ENSURE SEED ACCEPTANCE AND SEED TO SOIL CONTACT.
- FERTILIZER SHALL BE APPLIED AT 6 LBS. OF 5-10-10 COMMERCIAL FERTILIZER/1000 SQ. FT.
- SEEDING SHALL BE INSTALLED AT 5 LBS./1000 SQ. FT. OF:
 - 60% KENTUCKY BLUE GRASS
 - 20% CHELSEA RESEUE
 - 20% PERENNIAL RYE

PLANTING SCHEDULE

TREES & SHRUBS	SPRING PLANTING	FALL PLANTING
EVERGREEN	APRIL 1 - JUNE 30	SEPT. 1 - OCT. 15
DECIDUOUS	MARCH 1 - JUNE 30	OCT. 1 - DEC. 1



DRAWING STATUS

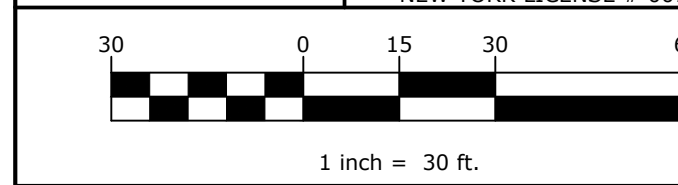
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	ISSUE DATE:	SHEET NUMBER
CONCEPT APPROVAL	10/30/2024	7 OF 11
PLANNING BOARD APPROVAL		
OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF N/A
OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF N/A
NYSDEC APPROVAL	N/A	OF N/A
NYSDOT APPROVAL	N/A	OF N/A
OTHER	N/A	OF N/A
FOR BID	N/A	OF N/A
FOR CONSTRUCTION	N/A	OF N/A

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.
THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE SIGNATURE AND AN ORIGINAL STAMP IN RED OR BLUE INK SHALL BE CONSIDERED INVALID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED LANDSCAPE ARCHITECT IS A VIOLATION OF TITLE 8, SECTION 79-1.4 OF NEW YORK CODES, RULES AND REGULATIONS (NYCRR).

STEVEN T. ESPOSITO, R.L.A.
NEW YORK LICENSE # 001169



ENGINEERING & SURVEYING PROPERTIES
Achieving Successful Results with Innovative Designs

LANDSCAPE PLAN

DOLSON SELF STORAGE
JAMES P KELLY WAY & DOLSON AVENUE
T/ WAWAYANDA & C/ MIDDLETOWN
ORANGE COUNTY, NEW YORK

JOB #: 1148.0802
DATE: 05/31/2024
REVISION: 3 - 10/30/2024

DRAWN BY: ZS/VAH
SCALE: 1" = 30'
TAX LOT: 4-1-28.22, 54-1-19.2

MONTGOMERY OFFICE
71 CLINTON STREET
MONTGOMERY, NY 12549
Ph: (845) 457-7727
WWW.EP-PC.COM

C-105

© COPYRIGHT 2024 ENGINEERING & SURVEYING PROPERTIES, INC.

1. CHAMBERS SHALL BE STORMTECH MC-3500.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x75 DESIGNATION SS.

- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPIDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INTERIOR FINISHES SHALL BE DETERMINED BY THE DESIGNER. THE DESIGNER SHALL SPECIFY IN THE ASHITO LIFT BRIDGE DESIGN SPECIFICATIONS, SECTION 12.2, ARE MET FOR 1) THE CHAMBER HEAD LOADS AND 2) SHORT DURATION LIVE LOADS BASED ON THE BASE ASHITO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2727 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF CONCRETE CHAMBERS FOR LIFT BRIDGES." THE DESIGNER SHALL SUBMIT THE LOAD CONFIGURATIONS SHALL INCLUDE: 1) STANDARD AXLES (<1 MN) ASHITO DESIGN TRUCK LIVE LOAD, 2) STANDARD CHAMBER COVER, 3) CHAMBER COVER, 4) CHAMBER COVER, 5) ALLOWABLE COVER WITH PARKED (1-WK) ASHITO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION
- 7.1. THE CHAMBERS SHALL BE DESIGNED TO WITHSTAND SHIPPING AND HANDLING, CHAMBERS SHALL HAVE A SECURE, INTERLOCKING STACKING LUGS.
- 7.2. TO ENSURE A SINGLE JUNT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBERS SHALL BE 10' TO 12' TO 14' TO 16' TO 18' TO 20' TO 22' TO 24' TO 26' TO 28' TO 30' TO 32' TO 34' TO 36' TO 38' TO 40' TO 42' TO 44' TO 46' TO 48' TO 50' TO 52' TO 54' TO 56' TO 58' TO 60' TO 62' TO 64' TO 66' TO 68' TO 70' TO 72' TO 74' TO 76' TO 78' TO 80' TO 82' TO 84' TO 86' TO 88' TO 90' TO 92' TO 94' TO 96' TO 98' TO 100' TO 102' TO 104' TO 106' TO 108' TO 110' TO 112' TO 114' TO 116' TO 118' TO 120' TO 122' TO 124' TO 126' TO 128' TO 130' TO 132' TO 134' TO 136' TO 138' TO 140' TO 142' TO 144' TO 146' TO 148' TO 150' TO 152' TO 154' TO 156' TO 158' TO 160' TO 162' TO 164' TO 166' TO 168' TO 170' TO 172' TO 174' TO 176' TO 178' TO 180' TO 182' TO 184' TO 186' TO 188' TO 190' TO 192' TO 194' TO 196' TO 198' TO 200' TO 202' TO 204' TO 206' TO 208' TO 210' TO 212' TO 214' TO 216' TO 218' TO 220' TO 222' TO 224' TO 226' TO 228' TO 230' TO 232' TO 234' TO 236' TO 238' TO 240' TO 242' TO 244' TO 246' TO 248' TO 250' TO 252' TO 254' TO 256' TO 258' TO 260' TO 262' TO 264' TO 266' TO 268' TO 270' TO 272' TO 274' TO 276' TO 278' TO 280' TO 282' TO 284' TO 286' TO 288' TO 290' TO 292' TO 294' TO 296' TO 298' TO 300' TO 302' TO 304' TO 306' TO 308' TO 310' TO 312' TO 314' TO 316' TO 318' TO 320' TO 322' TO 324' TO 326' TO 328' TO 330' TO 332' TO 334' TO 336' TO 338' TO 340' TO 342' TO 344' TO 346' TO 348' TO 350' TO 352' TO 354' TO 356' TO 358' TO 360' TO 362' TO 364' TO 366' TO 368' TO 370' TO 372' TO 374' TO 376' TO 378' TO 380' TO 382' TO 384' TO 386' TO 388' TO 390' TO 392' TO 394' TO 396' TO 398' TO 400' TO 402' TO 404' TO 406' TO 408' TO 410' TO 412' TO 414' TO 416' TO 418' TO 420' TO 422' TO 424' TO 426' TO 428' TO 430' TO 432' TO 434' TO 436' TO 438' TO 440' TO 442' TO 444' TO 446' TO 448' TO 450' TO 452' TO 454' TO 456' TO 458' TO 460' TO 462' TO 464' TO 466' TO 468' TO 470' TO 472' TO 474' TO 476' TO 478' TO 480' TO 482' TO 484' TO 486' TO 488' TO 490' TO 492' TO 494' TO 496' TO 498' TO 500' TO 502' TO 504' TO 506' TO 508' TO 510' TO 512' TO 514' TO 516' TO 518' TO 520' TO 522' TO 524' TO 526' TO 528' TO 530' TO 532' TO 534' TO 536' TO 538' TO 540' TO 542' TO 544' TO 546' TO 548' TO 550' TO 552' TO 554' TO 556' TO 558' TO 560' TO 562' TO 564' TO 566' TO 568' TO 570' TO 572' TO 574' TO 576' TO 578' TO 580' TO 582' TO 584' TO 586' TO 588' TO 590' TO 592' TO 594' TO 596' TO 598' TO 600' TO 602' TO 604' TO 606' TO 608' TO 610' TO 612' TO 614' TO 616' TO 618' TO 620' TO 622' TO 624' TO 626' TO 628' TO 630' TO 632' TO 634' TO 636' TO 638' TO 640' TO 642' TO 644' TO 646' TO 648' TO 650' TO 652' TO 654' TO 656' TO 658' TO 660' TO 662' TO 664' TO 666' TO 668' TO 670' TO 672' TO 674' TO 676' TO 678' TO 680' TO 682' TO 684' TO 686' TO 688' TO 690' TO 692' TO 694' TO 696' TO 698' TO 700' TO 702' TO 704' TO 706' TO 708' TO 710' TO 712' TO 714' TO 716' TO 718' TO 720' TO 722' TO 724' TO 726' TO 728' TO 730' TO 732' TO 734' TO 736' TO 738' TO 740' TO 742' TO 744' TO 746' TO 748' TO 750' TO 752' TO 754' TO 756' TO 758' TO 760' TO 762' TO 764' TO 766' TO 768' TO 770' TO 772' TO 774' TO 776' TO 778' TO 780' TO 782' TO 784' TO 786' TO 788' TO 790' TO 792' TO 794' TO 796' TO 798' TO 800' TO 802' TO 804' TO 806' TO 808' TO 810' TO 812' TO 814' TO 816' TO 818' TO 820' TO 822' TO 824' TO 826' TO 828' TO 830' TO 832' TO 834' TO 836' TO 838' TO 840' TO 842' TO 844' TO 846' TO 848' TO 850' TO 852' TO 854' TO 856' TO 858' TO 860' TO 862' TO 864' TO 866' TO 868' TO 870' TO 872' TO 874' TO 876' TO 878' TO 880' TO 882' TO 884' TO 886' TO 888' TO 890' TO 892' TO 894' TO 896' TO 898' TO 900' TO 902' TO 904' TO 906' TO 908' TO 910' TO 912' TO 914' TO 916' TO 918' TO 920' TO 922' TO 924' TO 926' TO 928' TO 930' TO 932' TO 934' TO 936' TO 938' TO 940' TO 942' TO 944' TO 946' TO 948' TO 950' TO 952' TO 954' TO 956' TO 958' TO 960' TO 962' TO 964' TO 966' TO 968' TO 970' TO 972' TO 974' TO 976' TO 978' TO 980' TO 982' TO 984' TO 986' TO 988' TO 990' TO 992' TO 994' TO 996' TO 998' TO 1000' TO 1002' TO 1004' TO 1006' TO 1008' TO 1010' TO 1012' TO 1014' TO 1016' TO 1018' TO 1020' TO 1022' TO 1024' TO 1026' TO 1028' TO 1030' TO 1032' TO 1034' TO 1036' TO 1038' TO 1040' TO 1042' TO 1044' TO 1046' TO 1048' TO 1050' TO 1052' TO 1054' TO 1056' TO 1058' TO 1060' TO 1062' TO 1064' TO 1066' TO 1068' TO 1070' TO 1072' TO 1074' TO 1076' TO 1078' TO 1080' TO 1082' TO 1084' TO 1086' TO 1088' TO 1090' TO 1092' TO 1094' TO 1096' TO 1098' TO 1100' TO 1102' TO 1104' TO 1106' TO 1108' TO 1110' TO 1112' TO 1114' TO 1116' TO 1118' TO 1120' TO 1122' TO 1124' TO 1126' TO 1128' TO 1130' TO 1132' TO 1134' TO 1136' TO 1138' TO 1140' TO 1142' TO 1144' TO 1146' TO 1148' TO 1150' TO 1152' TO 1154' TO 1156' TO 1158' TO 1160' TO 1162' TO 1164' TO 1166' TO 1168' TO 1170' TO 1172' TO 1174' TO 1176' TO 1178' TO 1180' TO 1182' TO 1184' TO 1186' TO 1188' TO 1190' TO 1192' TO 1194' TO 1196' TO 1198' TO 1200' TO 1202' TO 1204' TO 1206' TO 1208' TO 1210' TO 1212' TO 1214' TO 1216' TO 1218' TO 1220' TO 12

1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS.
STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONEHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OF EXCAVATOR.

4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM _____ SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AGGREGATE DESIGNATION OF #3 OR #4.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
11. AASD RECOMMENDS THE USE OF "FLEXISTORM CATCH TRIP" INERTS DURING ATEXPERIMENTATION FOR ALL ATEXPERIMENTATIONS. THE FLEXISTORM CATCH TRIP MANAGEMENT SYSTEM FROM CONSTRUCTION SITE INERTS.

1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIRE LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED TO PROPER FILL DEBRIS AS PER THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

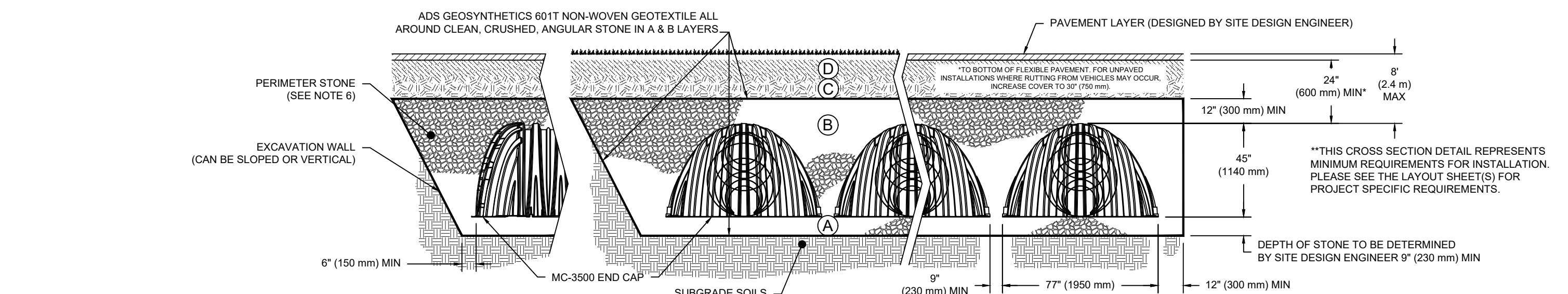
	MATERIAL LOCATION	DESCRIPTION	ASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER D STARTS FROM THE TOP OF THE C LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE D LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOLIDS, OR PER ENGINEER'S PLANS CHECK PLANS FOR PAVEMENT SUBBASE REQUIREMENTS	NA	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVEMENT INSTALLATIONS MAY HAVE STRONGER MATERIAL AND PREPARATION REQUIREMENTS
C	INITIAL FILL: FILL MATERIAL FOR LAYER C STARTS FROM THE TOP OF THE EMBEDMENT STONE (F LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE C LAYER	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER	ASHTO M43 ³ A-1, A-2, A-3 OR ASHTO M43 ³	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBER IS REACHED. COMPACTION FOR INITIAL LAYER IS 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL-GRADED MATERIAL AND 90% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A LAYER) TO THE C LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10 ASHTO M43 ³ 3, 4	
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	ASHTO M43 ³ 3, 4	NO COMPACTION REQUIRED PLATE COMPACTOR OR ROLL TO ACHIEVE A FLAT SURFACE ^{2,3}

1. THE LISTED ASHITO DESIGNATIONS ARE FOR GRADATIONS ONLY. STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR A STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (ASHITO M3) STONE".

2. STORMWATER COMPACTOR REQUIREMENTS ARE FOR MATS FOR "A" LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) [MAX] LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.

3. STORMWATER COMPACTOR REQUIREMENTS MAY BE COMPROMISED BY COMPACTOR, FOR STANDARD DESIGN CONDITIONS. A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTOR EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTOR REQUIREMENTS.

4. ONCE LAYER "C" IS PLACED, ANY SOLID MATERIAL CAN BE PLACED IN LAYER "D" UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER "C" OR "D" AT THE SITE DESIGN ENGINEER'S DISCRETION.



1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2419-16, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 4503 DESIGN SERIES 55.

2. CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2797 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".

3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.

4. PERMITTER MUST BE NOTIFIED IMMEDIATELY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.

5. REQUIREMENTS FOR HANDLING AND INSTALLATION:

- TO MAINTAIN THE WALLS OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
- TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBERT JOINT SHALL NOT BE LESS THAN 3".
- TO PREVENT THE INTERIOR OF THE CHAMBERS FROM BEING EXPOSED TO THE ARCH STRENGTHENING CONCRETE, THE CHAMBERT JOINT SHALL BE GREATER THAN OR EQUAL TO 500 LB/SQ INCH AND
- TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 75° F / 23° C) CHAMBERS SHALL BE FABRICATED FROM REFLECTIVE GOLD OR YELLOW COLORED POLYPROPYLENE.

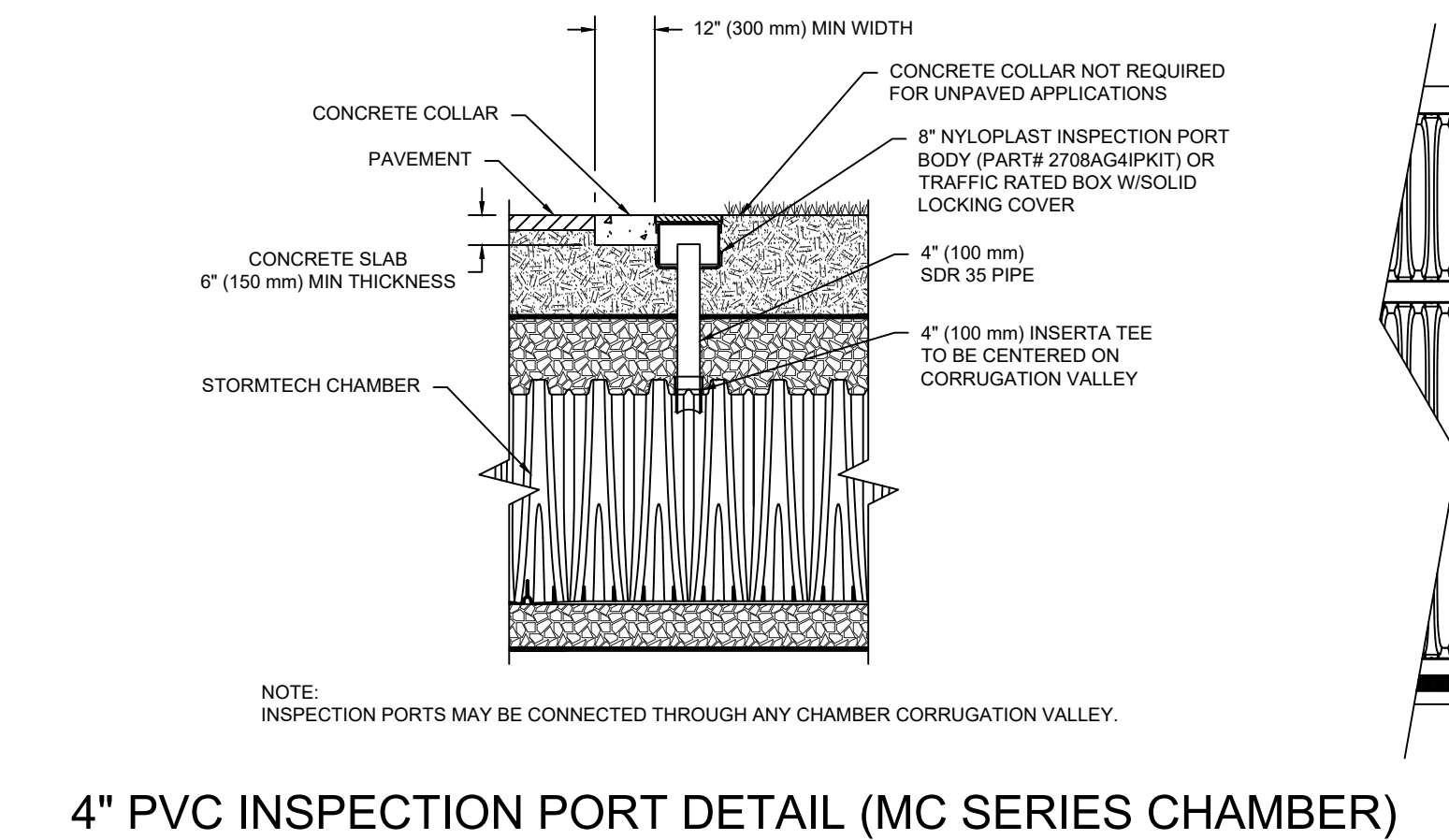
The image contains three technical drawings of a catch basin:

- PLAN VIEW:** A top-down view of the rectangular catch basin. It shows a central circular "6\" WEEP HOLE". The overall width is "4'-0\" and the depth is "6\" TYP". Arrows labeled "A" and "B" indicate the locations of Section A-A and Section B-B, respectively.
- SECTION A-A:** A cross-section showing the basin's internal structure. From top to bottom, it includes:
 - "T/CURB" (top curb) and "B/CURB INLET" (bottom curb inlet).
 - "CEMENT BRICKS AS REQUIRED TO ADJUST GRADE" and "CEMENT MORTAR WATER STOP" at the top.
 - An "INLET" pipe on the left and an "OUTLET" pipe on the right.
 - "PRECAST CONC. CATCH BASIN OR APPROVED EQUAL" forming the main walls.
 - A "6\" WEEP HOLE" at the bottom of the wall.
 - "1'-0\" MIN" clearance at the base.
 - "3000 PSI CONCRETE" for the base slab.
 - "6\" CRUSHED STONE" at the very bottom.
 - "STABLE UNDISTURBED SOIL" below the stone layer.
 - The height of the basin walls is labeled "VARIES".
- SECTION B-B:** A cross-section showing an alternative design. It includes:
 - "CAST IRON FRAME & GRATE CAMPBELL NO. 2541 OR APPROVED EQUAL" at the top.
 - "RIM ELEV. LOG" on the right side.
 - "PRECAST INVERT OPENING SET BY MANUFACTURER (SEE PLANS FOR INVERT ELEVATIONS)" at the bottom.
 - "6\" WEEP HOLE" in the wall.
 - "6\" CRUSHED STONE" at the base.
 - The height of the basin walls is labeled "VARIES".

1. BACKFILL AROUND CATCH BASIN SHALL BE NYSDOT ITEM 4 TO BE COMPACTED IN MAX 8" LIFTS.
2. STEPS SHALL BE PROVIDED FOR ALL BASINS GREATER THAN FOUR FEET IN DEPTH.
3. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE OF CATCH BASIN.

SCALE: N.T.S.

SCALE: N.T.S.



CONVEYANCE PIPE MATERIAL MAY VARY (PVC, HDPE, ETC.)

INSERT TEE CONNECTION

DO NOT INSTALL INSERT-TEE AT CHAMBER JOINTS

INSERT TEE TO BE INSTALLED, CENTERED OVER CORRUGATION

SECTION A-A

SIDE VIEW

PLACE ADSPLUS WOVEN GEOTEXTILE (CENTERED ON INSERT-TEE INLET) OVER BEDDING STONE FOR SCOUR PROTECTION AT SIDE INLET CONNECTIONS. GEOTEXTILE MUST EXTEND 6" (150 mm) PAST CHAMBER FOOT

CHAMBER	MAX DIAMETER OF INSERT TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-140	10" (250 mm)	4" (100 mm)
OC-180	10" (250 mm)	4" (100 mm)
MC-3000	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)

NOTE: PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.

INSERT TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SDR 41 AND GASBASTED & SDR VARY WELD IN 1/2" HT STORM. C-800 OR DUCTILE IRON

CHAMBER	MAX DIAMETER OF INSERT TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)

INSERT TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON

STEP 1	INSPECT ISOLATOR ROW PLUS FOR SEDIMENT A. INSPECTION POINTS ON ROW PLUS 1. REMOVE UPPER LIDS ON NYLON INLINE DRAIN 2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED 3. USING A FLASHLIGHT, INSPECT THE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG 4. USE A CAMERA TO INSPECT ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL) B. SEDIMENT AT 3" OR ABOVE, 3/8" (96mm) PROCEDURE TO STEP 2 IF NOT, PROCEED TO STEP 3 ALL ISOLATOR ROW PLUS 1. REMOVE COVER FROM ISOLATOR AT UPSTREAM END OF ISOLATOR ROW PLUS 2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE 3. MIRRORS OR FLOEY CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY 4. FOLLOW OSHA REGULATION FOR CONFINED SPACE ENTRY IF ANY 5. IF SEDIMENT AT 3" OR ABOVE, 3/8" (96mm) PROCEDURE TO STEP 2 IF NOT, PROCEED TO STEP 3
STEP 2	CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS A. FOLLOW OSHA REGULATION FOR CONFINED SPACE ENTRY IF ANY B. APPLY MULTIPLE PASSES OF JETVAC INLET. BREAK FACING WATER IS CLEAN C. VACUUM STRIPPING SUMP AS REQUIRED
STEP 3	REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
STEP 4	INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTRENCH SYSTEM

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

FINISH GRADE TO DRAIN AWAY FROM MANHOLE

HEAVY DUTY CIRCULAR FLARED TYPE FRAME WITH ROUND FLANGE, CAMPBELL FOUNDRY NO 1004A, LABELED "STORM"

MANHOLE TO HAVE A BITUMINOUS COATING ON THE EXTERIOR

PRECAST REINFORCED CONCRETE MANHOLE CONE TOP

BUTYL RUBBER JOINT SEALANT (TYP)

WALL RISER SECTION(S) AS REQUIRED

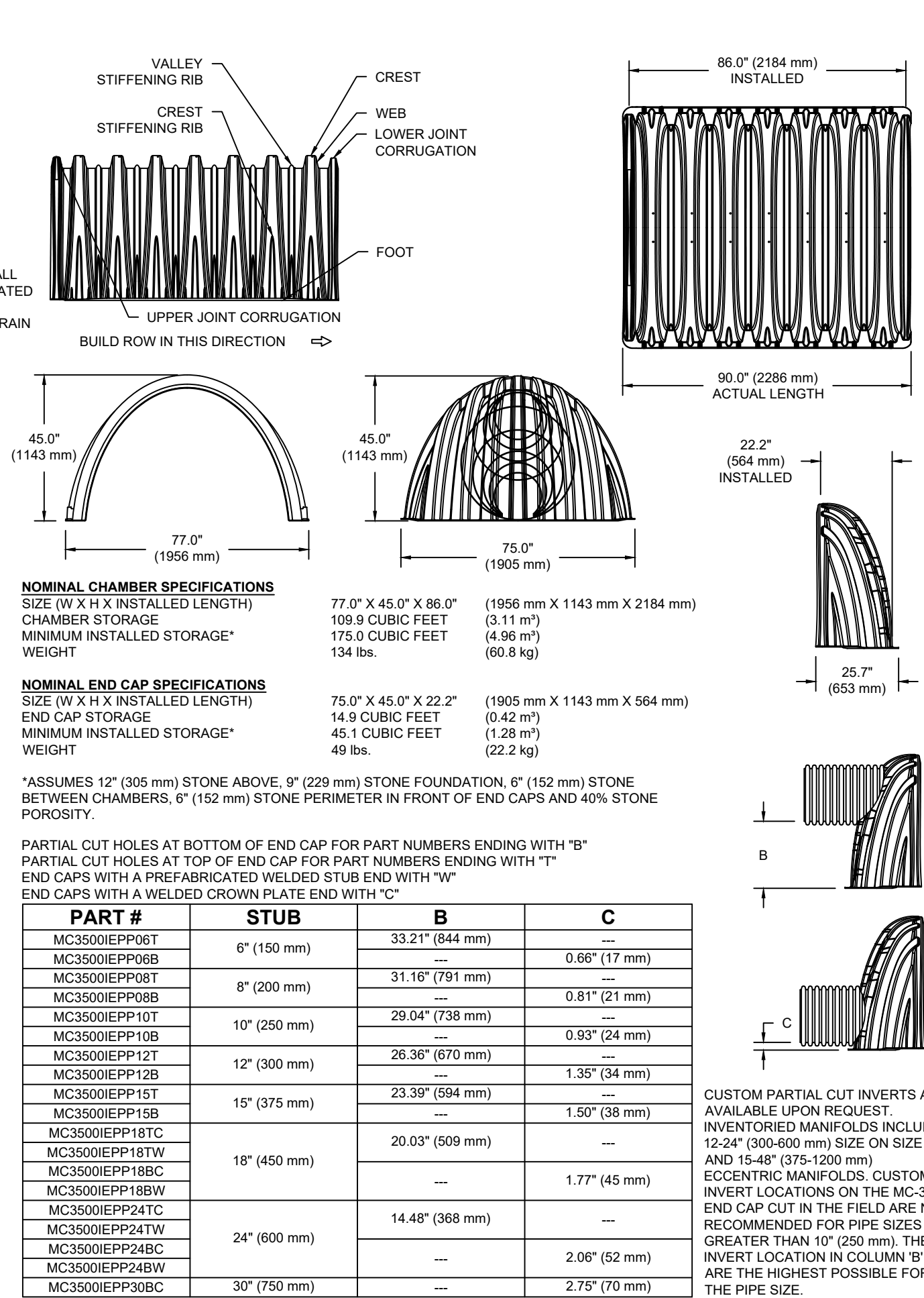
4'-0"

5"

[illegible]

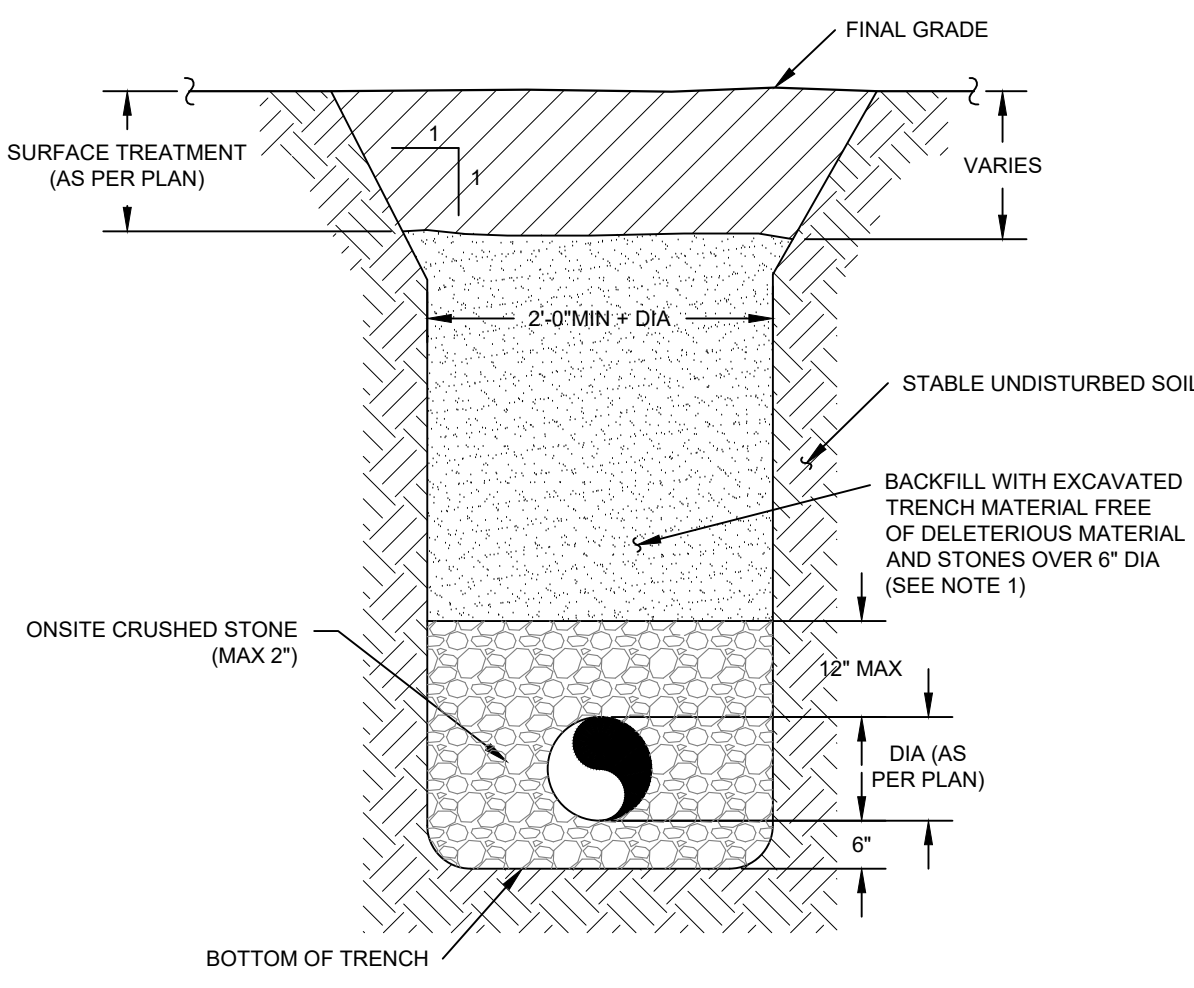
DRAWING STATUS		ISSUE DATE: 10/30/2024	
THIS SHEET IS THE PLAN SET ISSUED FOR		SHEET NUMBER	
☐ CONCEPT APPROVAL		N/A	OF N/A
☒ PLANNING BOARD APPROVAL		9	OF 11
☐ OGDH REALTY SUBDIVISION APPROVAL		N/A	OF N/A
☐ OGDH WATERMAIN EXTENSION APPROVAL		N/A	OF N/A
☐ NYSDEC APPROVAL		N/A	OF N/A
☐ NYSDOT APPROVAL		N/A	OF N/A
☐ OTHER		N/A	OF N/A
☐ FOR BID		N/A	OF N/A
☐ FOR CONSTRUCTION		N/A	OF N/A

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.
THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

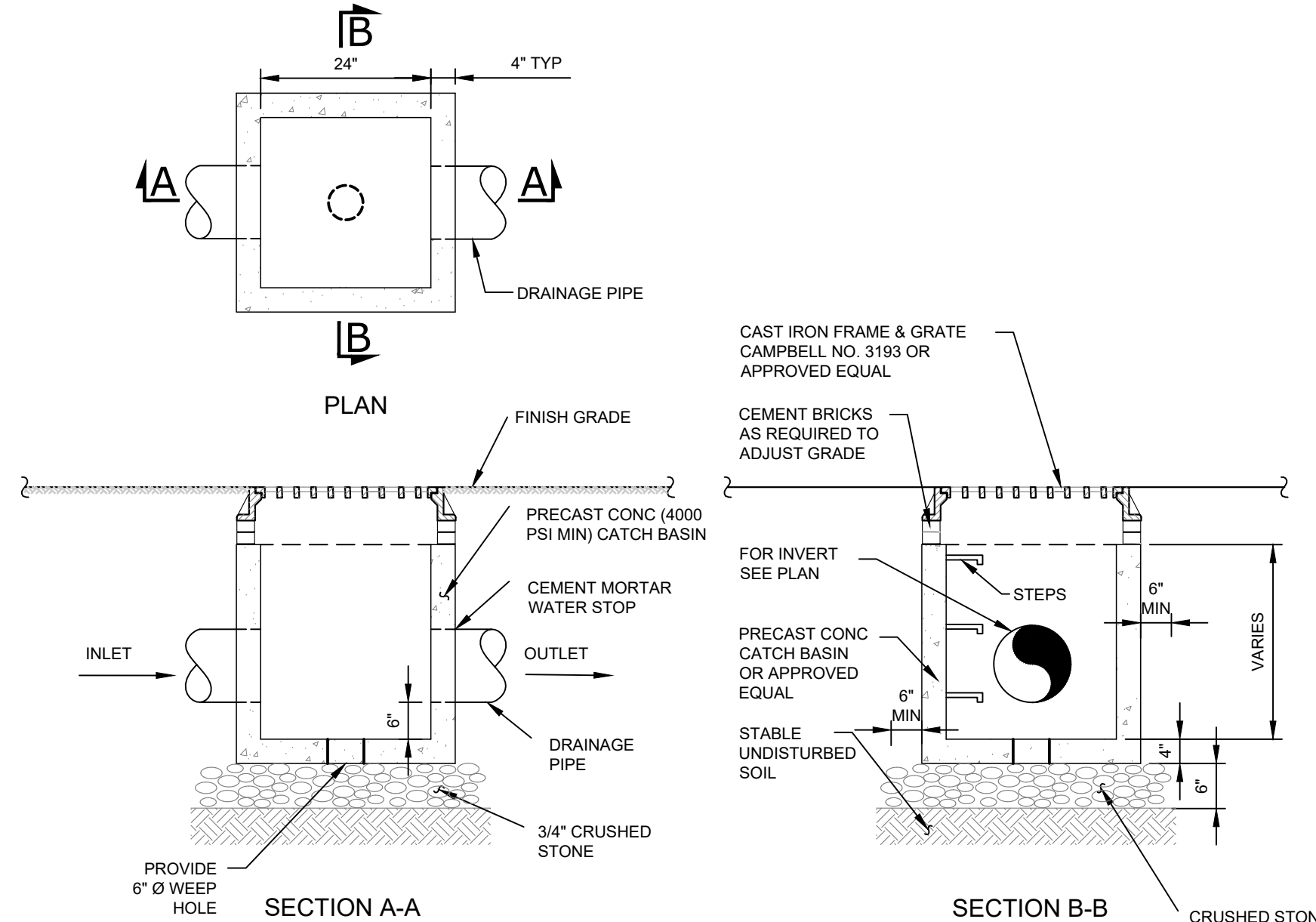


SCALE: NTS

1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS AND OTHER OBJECTIONABLE SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE WATERWAY.
2. THE WATERWAY SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN, AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
3. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE WATERWAY.
4. FILL SHALL BE COMPACTED AS NEEDED IN CONSTRUCTION TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETED WATERWAY.



SCALE: NTS



SCALE N.T.S.

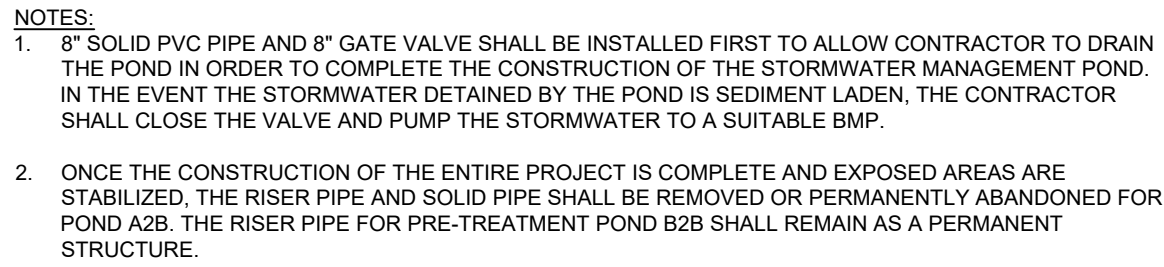
ENGINEERING & SURVEYING PROPERTIES

Achieving Successful Results with Innovative Designs

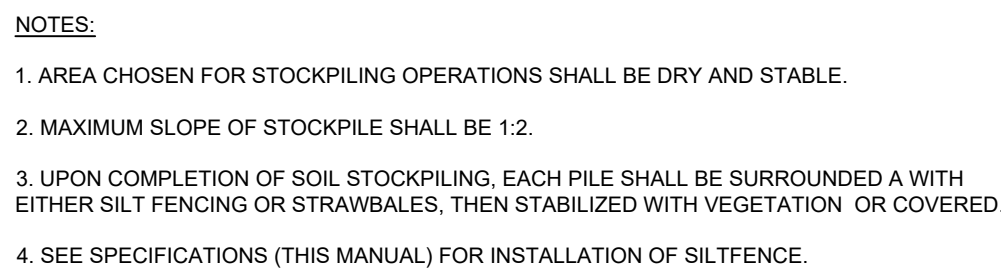
DETAILS

DOLSON SELF STORAGE
JAMES P KELLY WAY & DOLSON AVENUE
T/ WAWAYANDA & C/ MIDDLETOWN
ORANGE COUNTY, NEW YORK

JOB #:	1148.0802	DRAWN BY:	ZS/VAH	C-302
DATE:	05/31/2024	SCALE:	AS NOTED	
REVISION:	3 - 10/30/2024	TAX LOT:	4-1-28.22, 64-1-2.32, 54-1-19.2	



SCALE: NTS

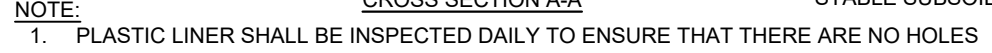


SCALE: NTS



1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT
2. WIDTH - 24" FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS
3. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD THE CONSTRUCTION AREA MUST BE CAPTURED PRIOR TO THE ENTRANCE. IF RAIN IS IMPRACTICAL, A MOUNTAINABLE BERM WITH 15' SLOPES WILL BE PERMITTED
4. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ON PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRED PERIODIC TOP DRESSING USING WITH ADDITIONAL STONE 6" OR MORE IN SIZE, AND PERIODIC CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ON PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED
5. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE
6. PERIODIC INSPECTIONS AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER

SCALE: NTS



- OR YEARS. IF ANY HOLES OR TEARS ARE FOUND THE LINER SHALL BE REPLACED AND CLEANED IMMEDIATELY. THE PLASTIC LINER SHALL BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.
2. WASHOUT FACILITY SHALL BE LOCATED A MINIMUM OF 100 FEET FROM DRAINAGE SWALES, STORM DRAIN INLETS, WETLANDS, STREAMS OR OTHER SURFACE WATERS.
3. ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE STORAGE CAPACITY OF THE STRUCTURE IS FILLED. ANY EXCESS WASH WATER SHALL BE PUMPED INTO A CONTAINMENT VESSEL AND PROPERLY DISPOSED OF.
4. DISPOSE OF THE HARDENED MATERIAL OFF-SITE IN A CONSTRUCTION/DEMOLITION LANDFILL.



1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3'.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH A BOARD WITH THE BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC TO OVER FLOW STABILITY. MAXIMUM DRAINAGE AREA 1 ACRE

NOT TO SCALE

1. SITE DISTURBANCE SHALL BE LIMITED TO THE MINIMUM NECESSARY GRADING AND VEGETATION REMOVAL REQUIRED FOR CONSTRUCTION.
2. TEMPORARY EROSION CONTROL MEASURES, INCLUDING SILT FENCES AND/OR STRAW BALE DIKES, SEDIMENT BASINS, TEMPORARY EROSION CONTROL SWALE DRAINAGE STRUCTURES, AND RIP-RAP PROTECTION SHALL BE INSTALLED PRIOR TO GROUND DISTURBANCE FOR GRADING AND CONSTRUCTION.
3. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL, FOLLOWING DRAINAGE DESIGN TO STABILIZE BARE SOIL AND PROMOTE THE PROMPT RE-ESTABLISHMENT OF VEGETATION.
 - 3.1. AN ADEQUATE SEEDED SHALL BE PREPARED BY SCARIFYING COMPACTED SOIL AND REMOVING SURFACE DEBRIS AND OBSTACLES.
 - 3.2. LIME SHALL BE APPLIED SUFFICIENTLY TO ATTAIN A SOIL ACIDITY PH OF 6.0 TO 7.0.
 - 3.3. FERTILIZER AT 10:10:10 RATIO (OR EQUIVALENT) SHALL BE APPLIED PER ACRE. TEST RESULTS OR AT A RATE OF 600 LBS PER ACRE.
 - 3.4. SEEDING SHALL BE REMAIN TEMPORARILY ALLOW FOR PERIOD OF TEST RESULTS OR AT 30 DAYS SHALL BE SEEDED AT THE FOLLOWING RATE TO PRODUCE TEMPORARY GROUND COVER: 30 LBS. REGRESS (ANNUAL OR PERENNIAL) PER ACRE. DURING THE WINTER, USE 100 LBS OF SEEDS PER ACRE. (SANDS) COTTON OR PLASTIC MAY BE USED TO PROTECT SEEDS.
 - 3.5. PERMANENT SEEDING SHALL BE APPLIED ON 4" MIN TOPSOIL AT THE FOLLOWING RATE: SPRING AND WINTER 100 LBS PER ACRE. SUMMER 150 LBS PER ACRE. OVER PER ACRE PLUS 20 LBS TALL FESCUE PER ACRE PLUS 15 LBS REDTOP OR 5 LBS REGRESS (PERENNIAL) PER ACRE.
 - 3.6. ALL SEEDED SHALL BE PERFORMED USING THE BROADCAST METHOD OR HYDROSEEDING, UNLESS OTHERWISE APPROVED.
4. ALL DISTURBED AREAS SHALL BE PROMPTLY STABILIZED SUBSEQUENT TO SEEDED BY APPLYING 2 TONS OF STRAW MULCH PER ACRE. STRAW MULCH SHALL BE ANCHORED BY APPLYING 750 LBS OF WOOD CHIP MULCH PER ACRE WITH A HYDROSEEDER, OR TUCKING THE MULCH WITH SMOOTH DISCS OR ANCHORING MULCH WITH ANCHORING TOOLS SHALL BE PULLED ACROSS SLOPES ALONG TOPOGRAPHIC CONTOURS.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND DRAINAGE STRUCTURES SHALL BE INSPECTED FOLLOWING EVERY RAIN EVENT, AND MAINTENANCE AND REPAIRS SHALL BE PERFORMED PROMPTLY TO MAINTAIN PROPER FUNCTION. TRAPPED SEDIMENT SHALL BE REMOVED AND DEPOSITED IN A PROTECTED AREA IN A PROPER MANNER WHICH WILL NOT RESULT IN EROSION.
5. TEMPORARY CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS ARE STABILIZED. WHEN STABILIZATION IS COMPLETED, THE TEMPORARY MEASURES SHALL BE REMOVED. TEMPORARY MEASURES SHALL BE REMOVED TO AVOID INTERFERENCE WITH DRAINAGE.
6. ALL STORM INLETS TO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION.
7. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN SUFFICIENT QUANTITIES.
8. MULCH NETTING SUCH AS PAPER, JUTE, EXCELOR, COTTON OR PLASTIC MAY BE USED. STAPLE IN PLACE, OVERLY ON THE EROSION AND GROUND COVER IS COMPLETELY REESTABLISHED. FOLLOWING STABILIZATION, TEMPORARY MEASURES SHALL BE ACHIEVED BY APPLYING LIME AND FERTILIZER AS SPECIFIED TO MAINTAIN AND STABILIZE THE FOLLOWING MIXTURE:

	<u>LBS/ACRE</u>
PERENNIAL RYE GRASS	100
CROWN VETCH	25
SPREADING FESCUE	12
10. OPTIMUM SEEDING PERIODS ARE 3/15-6/1 AND 8/1-10/1.
11. ALL UPSTREAM SITE WORK AND STABILIZATION SHALL OCCUR BEFORE CONNECTING UNDERGROUND DRAINAGE TO THE STABILIZATION AREA TO PREVENT ANY ERODED SEDIMENTS FROM ENTERING UNDERGROUND FACILITY.
12. IN ACCORDANCE WITH THE HYDREC SPDES PG 02-001, THERE SHALL BE NO MORE THAN 5 ACRES DISTURBED AT ANYONE TIME.
13. AS SITE CONDITIONS CHANGE, ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED.

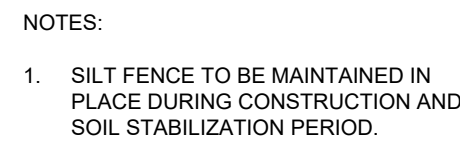
1. A MEETING WITH CITY REPRESENTATIVES, INCLUDING CITY ENGINEER, AS WELL AS CONTRACTORS, PROJECT MANAGER AND FOREMAN, IS TO TAKE PLACE A MINIMUM OF 14 DAYS PRIOR TO THE START OF CONSTRUCTION.
2. CONSTRUCTION STAGING: STAKE OUT LIMIT OF DISTURBANCE. INSTALL SILT FENCE DOWN HILL OF PROPOSED CONSTRUCTION. INSTALL STABILIZED STRIP TOPSOIL AND STOCKPILE IN AREAS SHOWN ON THE PLAN. REMOVE EXISTING VEGETATION AND GRASS. REMOVE EXISTING TEMPORARY SEDIMENT TRAP. INSTALL PERMANENT/TEMPORARY GRASSED STRIP TOPSOIL AND STOCKPILE IN AREAS SHOWN ON THE PLAN.
3. CLEARING AND GRUBBING: REMOVE VEGETATION FROM AREA OF CONSTRUCTION. STRIP TOPSOIL AND STOCKPILE IN AREAS SHOWN ON THE PLAN. REMOVE EXISTING VEGETATION AND GRASS. REMOVE EXISTING TEMPORARY SEDIMENT TRAP. INSTALL PERMANENT/TEMPORARY GRASSED STRIP TOPSOIL AND STOCKPILE IN AREAS SHOWN ON THE PLAN. IMPLEMENT DUST CONTROL MEASURES AS NECESSARY. ESTABLISH PERMANENT STABILIZATION IN AREAS THAT ARE COMPLETE. ESTABLISH TEMPORARY STABILIZATION IN AREAS THAT WILL BE GRASSED AGAIN MORE THAN 21 DAYS FROM LAST DISTURBANCE.
4. ROADBUILDING CONSTRUCTION AND UTILITY INSTALLATION. FINAL GRADING TO BE COMPLETED PRIOR TO THE START OF ROADBUILDING CONSTRUCTION. INSTALL UTILITIES. INSTALL DRAINAGE INLET AND OUTLET PROTECTION AS EACH INLET/OUTLET IS CONSTRUCTED. ENSURE ALL EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO THE START OF ROADBUILDING CONSTRUCTION.
5. FINAL GRADING AND LANDSCAPING: REMOVE TEMPORARY SEDIMENT TRAPS AND STOCKPILES. REMOVE EXISTING VEGETATION AND GRASS. REMOVE EXISTING TEMPORARY SEDIMENT TRAP. INSTALL PERMANENT/TEMPORARY GRASSED STRIP TOPSOIL AND STOCKPILE IN AREAS SHOWN ON THE PLAN. IMPLEMENT DUST CONTROL MEASURES AS NECESSARY. ESTABLISH PERMANENT STABILIZATION IN AREAS THAT ARE COMPLETE. ESTABLISH TEMPORARY STABILIZATION IN AREAS THAT WILL BE GRASSED AGAIN MORE THAN 21 DAYS FROM LAST DISTURBANCE.
6. ROADBUILDING CONSTRUCTION AND UTILITY INSTALLATION. FINAL GRADING TO BE COMPLETED PRIOR TO THE START OF ROADBUILDING CONSTRUCTION. INSTALL UTILITIES. INSTALL DRAINAGE INLET AND OUTLET PROTECTION AS EACH INLET/OUTLET IS CONSTRUCTED. ENSURE ALL EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO THE START OF ROADBUILDING CONSTRUCTION.
7. FINAL GRADING AND LANDSCAPING: REMOVE TEMPORARY SEDIMENT TRAPS AND STOCKPILES. REMOVE EXISTING VEGETATION AND GRASS. REMOVE EXISTING TEMPORARY SEDIMENT TRAP. INSTALL PERMANENT/TEMPORARY GRASSED STRIP TOPSOIL AND STOCKPILE IN AREAS SHOWN ON THE PLAN. IMPLEMENT DUST CONTROL MEASURES AS NECESSARY. ESTABLISH PERMANENT STABILIZATION IN AREAS THAT ARE COMPLETE. ESTABLISH TEMPORARY STABILIZATION IN AREAS THAT WILL BE GRASSED AGAIN MORE THAN 21 DAYS FROM LAST DISTURBANCE.
8. ROADBUILDING CONSTRUCTION AND UTILITY INSTALLATION. FINAL GRADING TO BE COMPLETED PRIOR TO THE START OF ROADBUILDING CONSTRUCTION. INSTALL UTILITIES. INSTALL DRAINAGE INLET AND OUTLET PROTECTION AS EACH INLET/OUTLET IS CONSTRUCTED. ENSURE ALL EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO THE START OF ROADBUILDING CONSTRUCTION.
9. FINAL GRADING AND LANDSCAPING: REMOVE TEMPORARY SEDIMENT TRAPS AND STOCKPILES. REMOVE EXISTING VEGETATION AND GRASS. REMOVE EXISTING TEMPORARY SEDIMENT TRAP. INSTALL PERMANENT/TEMPORARY GRASSED STRIP TOPSOIL AND STOCKPILE IN AREAS SHOWN ON THE PLAN. IMPLEMENT DUST CONTROL MEASURES AS NECESSARY. ESTABLISH PERMANENT STABILIZATION IN AREAS THAT ARE COMPLETE. ESTABLISH TEMPORARY STABILIZATION IN AREAS THAT WILL BE GRASSED AGAIN MORE THAN 21 DAYS FROM LAST DISTURBANCE.

Type of Soil Disturbance	Soil Restoration Requirement	Comments / Examples
No Soil Disturbance	Restoration not permitted	Preservation of Natural Features
Minimal Soil Disturbance	Restoration not required	Cleaning and Grubbing
Areas where topsoil is stripped only – NO change in grade.	HSG A & B Apply 6" of topsoil	Protect Areas from any ongoing construction activities.
	HSG C & D Aerate* and apply 6" of topsoil	
	HSG A & B Aerate* and apply 6" of topsoil	
Areas of cut or fill	Apply full Soil Restoration **	
Heavy traffic areas on site (especially in a zone 5' - 25' around buildings, but not within the 5' perimeter around the foundation walls)	Apply full Soil Restoration** (de-compaction and compost enhancement)	
Areas where Runoff Reduction and/or Infiltration Practices are applied.	Restoration not required, but maybe applied to enhance the reduction specified for appropriate practices	Keep construction equipment from crossing these areas. To protect newly installed practice from any ongoing construction activities construct a single phase operation fence area.
Areas where existing impervious area will be converted to pervious area	Soil restoration is required on redevelopment projects. Apply full Soil Restoration** (de-compaction and compost enhancement)	

* Aeration includes the use of machines such as tractor-drawn implements with coulters making a narrow slit in the soil, a roller with many spikes making indentations in the soil, or prongs which function like a mini-subsoiler.

1. ALL WORK TO BE PERFORMED TO THE SPECIFICATIONS OF THE CITY OF MIDDELTON.
2. ALL TPOOLS, ROOTS, STUMPS AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM ALL CONSTRUCTION AREAS.
3. ALL FILL FOR POND CONSTRUCTION, BELOW BUILDINGS AND PAVEMENT TO BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR COMPACTION TEST ASTM D1557.
4. CELLAR, ROOF AND FOOTING DRAINS SHALL CONNECT TO THE STORM DRAINAGE SYSTEM OR OTHER PERMITTED DRAINAGE SYSTEM AT A MINIMUM SLOPE OF 0.5%. FOOTING DRAINS SHALL BE INSTALLED BENEATH BOTTOM OF FOOTINGS.
5. COMPLETION OF GRADING AND BASIN, BERMES AFTER OCTOBER 15 SHALL REQUIRE MULCHING AND ANCHORING IN ACCORDANCE WITH NOTES ENTITLED "SEDIMENTATION EROSION CONTROL".
6. SLOPES IN EXCESS OF 3H:1V SHALL BE CONSTRUCTED WITH LOCALLY AVAILABLE GLACIAL TILL. THE EMBANKMENT TILL SHALL BE PLACED IN A SIX-TOE-THICK LIFTS. EACH LIFT SHALL BE PLACED AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR COMPACTION TEST ASTM D1557.
7. CONSTRUCT POND EMBANKMENT WITH LOCALLY AVAILABLE GLACIAL TILL WITH 3H:1V SIDE SLOPES OR AS SHOWN. THE EMBANKMENT TILL SHALL BE PLACED IN A SIX-TOE-THICK CONTINUOUS LAYER OVER THE ENTIRE LENGTH EACH LIFT SHALL BE PLACED AT OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR COMPACTION TEST ASTM D1557.
8. STABILIZATION OF POND BERMS, AND ALL SLOPES IN EXCESS OF 3H:1V IN ACCORDANCE WITH "EROSION AND SEDIMENTATION CONTROL NOTES".
9. ALL POND OUTLETS SHALL HAVE SIX-OUNCE CONCRETE COLLARS PLACED AT 1/3 AND 2/3 THE WIDTH OF THE EMBANKMENT.
10. SOIL RESTORATION SHALL BE APPLIED TO ALL DISTURBED AREAS THAT WILL REMAIN AS PERVIOUS SURFACES. SOIL RESTORATION SHALL CONSIST OF THE FOLLOWING:
 - A. APPLY 3 INCHES OF COMPOST OVER SUBSOIL.
 - B. TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR MOUNTED DISC, OR TILLER, MIXING, AND CIRCULATING AIR AND COMPOST MOUNTED SUB-SOILS.
 - C. ROCK-FLIP UNTIL UNLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEARED OFF THE SITE.
 - D. APPLY TPOOLS TO A DEPTH OF 6 INCHES.
 - E. VEGETATE IN ACCORDANCE WITH LANDSCAPE PLAN.

SCALE: N.T.S.



SCALE: N.T.S.



CONSTRUCTION SPECIFICATIONS:

1. STONE SHALL BE MAXIMUM SIZE OF 12" WITH 50 TO 100 PERCENT BY WEIGHT LARGER THAN 6" AND 0 TO 10 PERCENT SMALLER THAN 1/2".
2. FILTER FABRIC SHALL BE POLY-FILTER X CLOTH AS MANUFACTURED BY CARTHAGE MILLS
3. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION AT LOCATIONS SHOWN ON THE PLAN.
4. SET SPACING OF CHECK DAMS TO ASSURE THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION AS THE TOE OF THE UPSTREAM DAM.
5. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
6. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
7. ENSURE THAT CHANNEL APERTURES/SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.

SCALE: NTS

COPIES OF THIS DOCUMENT
WITHOUT AN ACTUAL OR
FACSIMILE OF THE
ENGINEER'S SIGNATURE
AND AN ORIGINAL STAMP IN
RED OR BLUE INK SHALL BE
CONSIDERED INVALID.

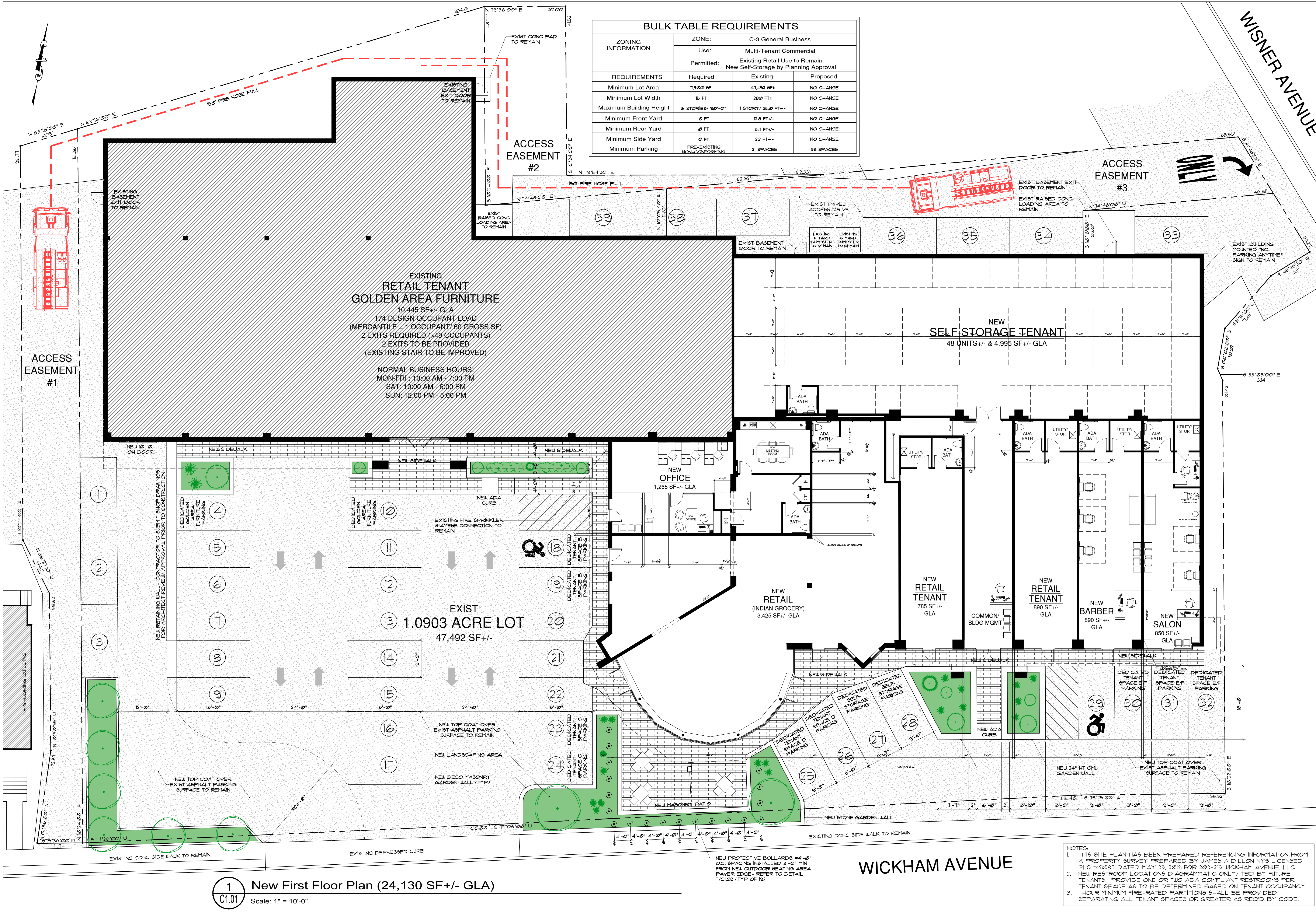
ROSS WINGLOVITZ, P.E.
NEW YORK LICENSE #07130

NEW YORK LICENSE # 071701

ORIGINAL SCALE IN INCHES



 ENGINEERING SURVEYS PROPERTIES <i>Achieving Successful Results with Innovative Designs</i>		MONTGOMERY OFFICE 71 CLINTON STREET MONTGOMERY, NY 12549 Ph: (845) 457-7277 WWW.EP-PC.COM	MONTGOMERY OFFICE 71 CLINTON STREET MONTGOMERY, NY 12549 Ph: (845) 457-7277 WWW.EP-PC.COM
DETAILS			
DOLSON SELF STORAGE JAMES P KELLY WAY & MIDDLETOWN AVENUE T/ WAWAYANDA & C/ MIDDLETOWN ORANGE COUNTY, NEW YORK			
JOB #:	DRAWN BY:	ZS/VAH	C-304
DATE:	SCALE:	AS NOTED	C-304
REVISION:	DATE:	BY:	C-304
05/31/2014	11/18/22	11/18/22	C-304
3	11/18/22	11/18/22	C-304
05/31/2014	11/18/22	11/18/22	C-304
3	11/18/22	11/18/22	C-304



ZONING INFORMATION	BULK TABLE REQUIREMENTS		
	ZONE: C-3 General Business		
	Use: Multi-Tenant Commercial		
	Permitted: Existing Retail Use to Remain New Self-Storage by Planning Approval		
REQUIREMENTS	Required	Existing	Proposed
Minimum Lot Area	7500 SF	47,492 SF	NO CHANGE
Minimum Lot Width	75 FT	280 FT	NO CHANGE
Maximum Building Height	6 STORIES/ 90'-0"	1 STORY/ 25.0 FT +/-	NO CHANGE
Minimum Front Yard	0 FT	12.8 FT +/-	NO CHANGE
Minimum Rear Yard	0 FT	5.4 FT +/-	NO CHANGE
Minimum Side Yard	0 FT	22 FT +/-	NO CHANGE
Minimum Parking	PRE-EXISTING NO CONFORMING	21 SPACES	38 SPACES

JTA

JOSEPH THOMPSON
ARCHITECT

Joseph G. Thompson Architect, PLLC
1006 Brown Street, Suite 212
Peekskill, New York 10566
PH: (845) 532-8156
EM: jgthompsonarchitect@gmail.com

NOTES:
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER, TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ARCHITECT OR ENGINEER IS ALTERED, THE ALTERING ARCHITECT OR ENGINEER SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION ALTERED BY FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
© JOSEPH G THOMPSON ARCHITECT, PLLC. ALL RIGHTS RESERVED.

REGISTERED ARCHITECT

JOSEPH G. THOMPSON

036057

STATE OF NEW YORK

SEAL
Joseph G. Thompson, RA
New York State License #036057

203-213 WICKHAM AVENUE PLAZA RENOVATION

203-213 Wickham Avenue, LLC
203-213 Wickham Avenue
Middletown, New York 10940
S-B-L: 17.5-7-1
City of Middletown - Orange County

FOR PLANNING BOARD REVIEW & APPROVAL

Date: September 13, 2019

Revisions:
△ October 30, 2019
△ July 29, 2020
△
△
△

C1.01

APPLICATION
PLANNING BOARD
City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 2-1-2025

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 203-213 Wickhame Avenue

Section 17 Block 5 Lot 7.1 Current Zoning District C-3

Building Existing X New _____

2. Owner of Property 203-213 Wickham Avenue, LLC (Franco Fidanza)

Owner's Address 265 Route 211, Suite 111

City Middletown State NY Zip 10940

Phone numbers: Home: _____

Business: (845) 344-8000

Cell: (845) 656-2399

3. Applicant name Joseph G Thompson Architect, PLLC

If different from Owner

Applicants Address 108 N Division Street, Ste 100

City Peekskill State New York Zip 10566

Phone numbers: Home: _____

Business: (845) 532-8156

Cell: (845) 532-8156

Fax: _____

Answer 4, 5 or 6

4. **Special Use Permits/Site Plan Approval.** An approval for a special use permit and/or site plan approval is hereby requested. In the space provided indicate the section(s) and classification(s) of the occupancy for which you are seeking a special use permit. Included all uses which are currently or will be in the subject property. All dimensions shall be listed in the space provided. Refer to the tables at the rear of the Zoning Ordinance for requirements in UR-3, SR-3, SR-3A and SR-3B districts. Additional sheets may be attached if required.

Section # _____

Classification of Occupancy requested Commercial- Multiple Tenants

Description of what you are requesting: _____

Change of Tenant Use: Convert 34,400 SF of existing retail
use to a new Self-Storage use.

Uses currently in property: Retail, Office, Barber Shop & Hair Salon

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area	<u>Refer to Site Plan (No Changes)</u>		
Front yard	_____		
Rear yard	_____		
Side yard	_____		
Side yard	_____		
Parking	_____		

Answer this section only for multiple dwellings

Lot coverage _____
Building height _____
Open Space _____
Playlot _____
Livable floor area _____
Number of Bedrooms _____

- 5. Nonconforming Use.** In the area provided, list each use for which an expansion is sought and the reason therefore. State the current use and all conditions that presently exist and those that will be created. Refer to the excerpt from the Zoning Ordinance Section 475-44. Additional sheets may be attached if required.

- 6. Fence and/or Parking Nonconformance.** In the area provided, list the reason(s) requested for all conditions which are not in conformance with the regulations. Indicated the requirement(s) and the amount of relief requested. Additional sheets may be attached if required.

7. Sign at the Place Indicated

Signature: _____

Printed Name and Title: Joseph Thompson, RA

Date: February 1, 2025

OWNERS ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

203-213 Wickham Avenue, LLC (Franco Fidanza) being duly sworn, deposes and
says that he/she resides at 265 Route 211 E, Ste 111, Middletown, New York 10940
in the County of Orange and State of New York and that he is the
owner in fee or Member of the
OFFICIAL TITLE
203-213 Wickham Avenue, LLC Corporation which is the owner
in fee of the premises described in the foregoing application and that he has authorized
Joseph G Thompson Architect, PLLC to make the foregoing application for
approval as described herein.

Sworn before me this 3rd day of February 2025

 _____
NOTARY PUBLIC

ROBIN J. KEELER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01KE6008257
Qualified in Orange County
My Commission Expires 06-08-2026

OWNERS SIGNATURE

APPLICATION
PLANNING BOARD
City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 02/11/2025

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 65,67,69,73,77,80,82, 83, 84,85,86,90,94,96,97,98,99,100,106,109,111 Wood Lake Dr

Section 47 Block 1 Lot _____

Current Zoning District SR-3B

Building _____ Existing _____ New x _____

2. Owner of Property Pondside at Spring hollow HOA

Owner's Address PO Box 306 Red Hook Rd, NY, 12571

City _____ State _____ Zip _____

Phone numbers: Home: 845-283-3463

Business: _____

Cell: _____

3. Applicant name _____

If different from Owner

Applicants Address _____

City _____ State NY Zip _____

Phone numbers: Home: _____

Business: _____

Cell: _____

Fax: _____

Answer 4, 5 or 6

4. **Special Use Permits/Site Plan Approval.** An approval for a special use permit and/or site plan approval is hereby requested. In the space provided indicate the section(s) and classification(s) of the occupancy for which you are seeking a special use permit. Included all uses which are currently or will be in the subject property. All dimensions shall be listed in the space provided. Refer to the tables at the rear of the Zoning Ordinance for requirements in UR-3, SR-3, SR-3A and SR-3B districts. Additional sheets may be attached if required.

Section # _____

Classification of Occupancy requested Condominium

Description of what you are requesting: _____

Extend the existing 10x8 deck by adding an additional 10x8 section, creating a total deck size of 20x8, with two new 14" footings.

Uses currently in property: Condominium

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area			
Front yard			
Rear yard			
Side yard			
Side yard			
Parking			

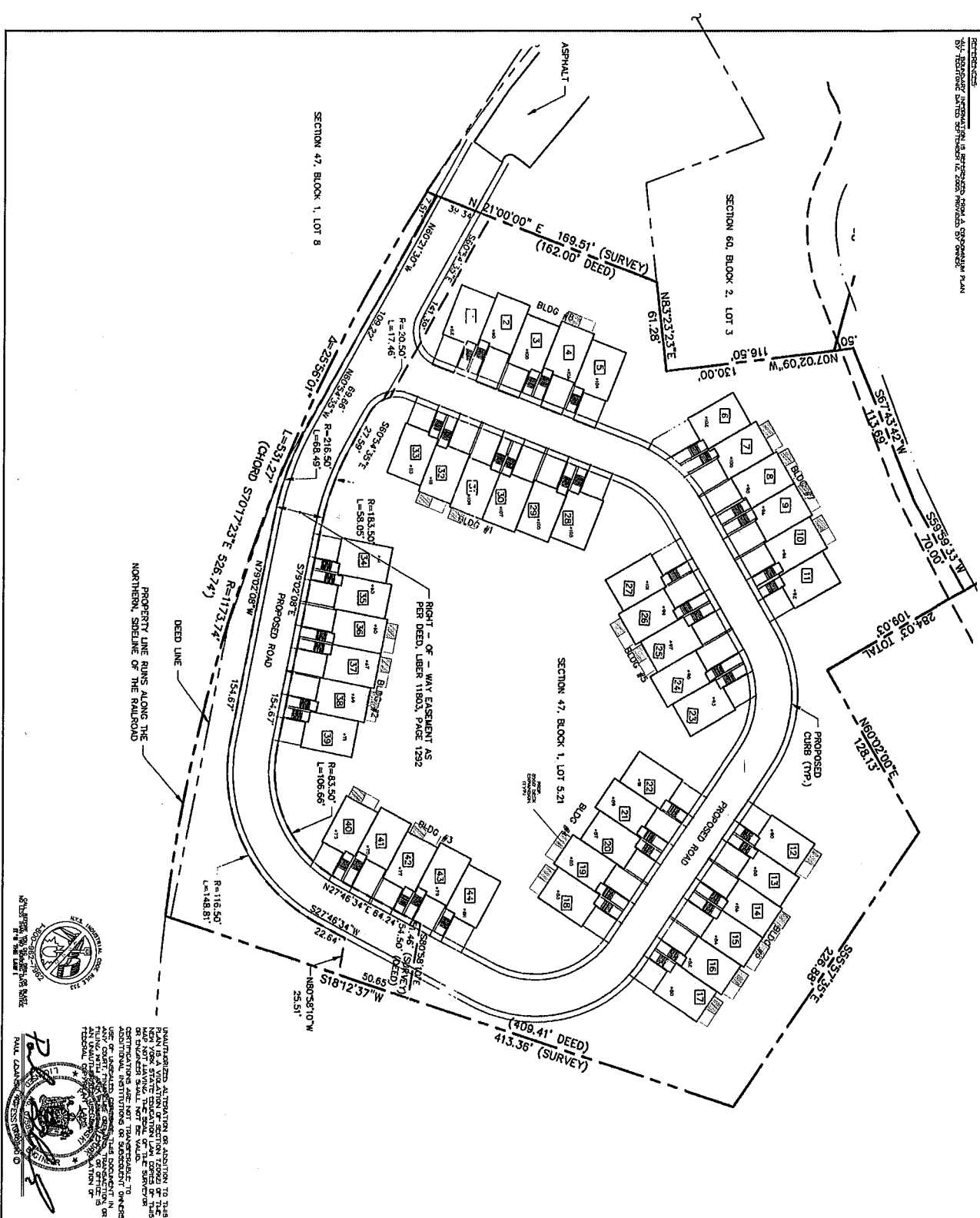
Answer this section only for multiple dwellings

Lot coverage _____
Building height _____
Open Space _____
Playlot _____
Livable floor area _____
Number of Bedrooms _____

Signature: Barbara Shatwell

Printed Name and Title: Barbara Shatwell - Property Manager

Date: 2/13/25



PAUL LOANER, JR. (SS 1000000) ①

REVISIONS

12/15/25 ADD ADDRESS:

PONDSIDE @ SPRING HOLLOW

LOCATED IN THE
CITY OF MIDDLETOWN
ORANGE COUNTY, NEW YORK

PAUL GDANSKI, PE, PLLC

351C MILLIKEN COURT
MILLWALL, N.J. 07430
TEL: (917) 418-0999

ONE
—
9
—

APPLICATION
PLANNING BOARD
City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 10/09/2024

Items 1, 2 and 3 are required to be completed

154-158

1. Address of Subject Property 156 Dolson Ave Ste #9

Section 48 Block L Lot 4.6 Current Zoning District C-3

Building Existing ☒ New ☐

2. Owner of Property Middletown Plaza holdings LLC

Owner's Address 22 Torrey Ln Monsey NY

City Monsey State NY Zip 10977

Phone numbers: Home: (917) 566-8422

Business: _____

Cell: _____

3. Applicant name Fior De La Cruz

If different from Owner

Applicants Address 53 Bedell DR

City Port Jervis State NY Zip 12771

Phone numbers: Home: _____

Business: _____

Cell: (845) 242-1660

Fax: _____

Answer 4, 5 or 6

4. **Special Use Permits/Site Plan Approval.** An approval for a special use permit and/or site plan approval is hereby requested. In the space provided indicate the section(s) and classification(s) of the occupancy for which you are seeking a special use permit. Included all uses which are currently or will be in the subject property. All dimensions shall be listed in the space provided. Refer to the tables at the rear of the Zoning Ordinance for requirements in UR-3, SR-3, SR-3A and SR-3B districts. Additional sheets may be attached if required.

Section # _____

Classification of Occupancy requested _____

Description of what you are requesting: Wine and beer liscense
Hours 8:00Am - 10:00PM M-S

Uses currently in property: _____

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area			
Front yard			
Rear yard			
Side yard			
Side yard			
Parking			

Answer this section only for multiple dwellings

Lot coverage _____
Building height _____
Open Space _____
Playlot _____
Livable floor area _____
Number of Bedrooms _____

- 5. Nonconforming Use.** In the area provided, list each use for which an expansion is sought and the reason therefore. State the current use and all conditions that presently exist and those that will be created. Refer to the excerpt from the Zoning Ordinance Section 475-44. Additional sheets may be attached if required.

- 6. Fence and/or Parking Nonconformance.** In the area provided, list the reason(s) requested for all conditions which are not in conformance with the regulations. Indicated the requirement(s) and the amount of relief requested. Additional sheets may be attached if required.

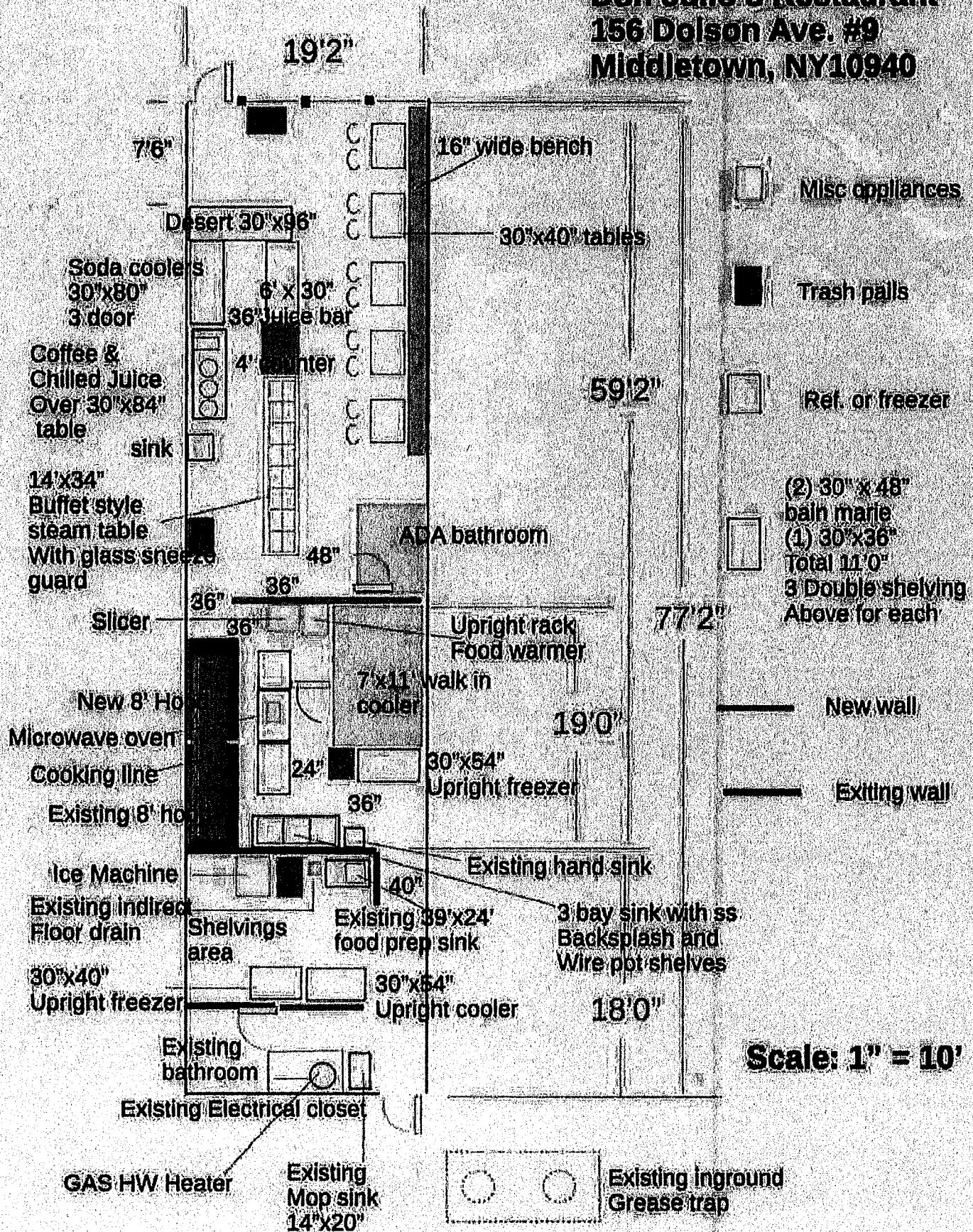
7. Sign at the Place Indicated

Signature: Fior De la Cruz

Printed Name and Title: Presi (president) Fior De La Cruz

Date: 10/9/24

Don Julio 3 Restaurant
156 Dolson Ave. #9
Middletown, NY 10940



APPLICATION
PLANNING BOARD
City of Middletown, New York

Date deemed complete _____
Accepted by _____

Date 10/10/2024

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 60-78 Fulton Street

Section 40 Block 6 Lot 1 & 15 Current Zoning District DMU-1

Building Existing ☒ New _____

2. Owner of Property SML Group Enterprises LLC

Owner's Address 60-78 Fulton Street

City Middletown State NY Zip 10940

Phone numbers: Home: _____

Business: 845-341-1888

Cell: _____

3. Applicant name Promenade Middletown LLC

If different from Owner

Applicants Address 60-78 Fulton Street

City Middletown State NY Zip 10940

Phone numbers: Home: _____

Business: 845-341-1888

Cell: _____

Fax: 845-344-5577

Answer 4, 5 or 6

4. **Special Use Permits/Site Plan Approval.** An approval for a special use permit and/or site plan approval is hereby requested. In the space provided indicate the section(s) and classification(s) of the occupancy for which you are seeking a special use permit. Included all uses which are currently or will be in the subject property. All dimensions shall be listed in the space provided. Refer to the tables at the rear of the Zoning Ordinance for requirements in UR-3, SR-3, SR-3A and SR-3B districts. Additional sheets may be attached if required.

Section # 475.21

Classification of Occupancy requested _____

Description of what you are requesting: Addition of memory care unit to existing adult care facility

Uses currently in property: Adult care facility

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area		7,500 s.f.	204,701 s.f.
Front yard		0 ft	55.5 ft
Rear yard		0 ft	42.14 ft
Side yard		0 ft	110.16 ft
Side yard		0 ft	59.29 ft
Parking		40 spaces	117 spaces

Answer this section only for multiple dwellings

Lot coverage _____

Building height _____

Open Space _____

Playlot _____

Livable floor area _____

Number of Bedrooms _____

5. Nonconforming Use. In the area provided, list each use for which an expansion is sought and the reason therefore. State the current use and all conditions that presently exist and those that will be created. Refer to the excerpt from the Zoning Ordinance Section 475-44. Additional sheets may be attached if required.

N/A

6. Fence and/or Parking Nonconformance. In the area provided, list the reason(s) requested for all conditions which are not in conformance with the regulations. Indicated the requirement(s) and the amount of relief requested. Additional sheets may be attached if required.

N/A

7. Sign at the Place Indicated

Signature: Ben Lantry

Printed Name and Title: Ben Lantry Member

Date: 10/14/2024



BILD Architecture
300 Tice Blvd, Suite #279
Woodcliff Lake, NJ 07677
212-381-0670
info@bildny.com
www.bildny.com

2024.10.15

Job: 24017

RE: Proposed 24 Bed Memory Care Assisted Living Facility Architectural Narrative
Promenade Middletown LLC
70 Fulton St
Middletown NY 10940

Promenade Assisted Living located at 70 Fulton Street in Middletown NY proposes to construct a new one (1) story memory care addition on the south side of the facility and a new two (2) story residential suite addition on the north side of the existing 200 bed facility. These new proposed additions will deliver enhanced care to the existing residents as well as provide a new memory care service for the Middletown senior community. The facility is to remain at 200 beds total.

The scope of the project includes:

The design of a one (1) story addition of approximately 9,585 sq. ft. attached to the existing nursing home, 9,380 sq. ft. of renovated space within the existing building, and two (2) interior courtyards will be included for a total of 2,624 sq. ft. The memory care unit will consist of semi-private and private bedroom suites for a total of 24 beds. These beds will be converted from the already existing approved 200 beds by the NYS Department of Health. The 24 memory resident rooms will be located on the first floor. Two (2) of the bedrooms will be constructed in a new suite sharing a bathroom and living room in the new addition, with the remainder of the memory care resident rooms in the existing renovated memory care area of the building.

The remainder of the new addition will include spaces to support the new memory care program and will include activity rooms, lounges, dining spaces, and a library. The new memory care unit will also incorporate a future 10 person memory care adult day care. A separate entrance and lobby to the unit will be included as part of the addition.

The addition at the north side of the building will include a two (2) story addition of approximately 2,140 sq. ft. per floor and include six (6) new assisted living two (2) bedroom suites. These new suites are to provide the modern and current design methodology for assisted living and include a private bedroom, suite bathroom, living room, and kitchenette.

Robert Bernstein, Principal Architect
BILD Architecture



LINE OF NEW CONSTRUCTION

AREA OF WORK

LINE OF NEW CONSTRUCTION

AREA OF NEW WORK

2 1ST FLOOR
1/8" = 1'-0"

3 ADDITIONAL RESIDENCE ROOMS
3/32" = 1'-0"

1 OPTION 1 KEYPLAN
1/64" = 1'-0"

DESIGN



BILD ARCHITECTURE

300 TICE BLVD
SUITE #279
WOODCLIFF LAKE, NJ 07677
Tel 212.381.0670
info@bildny.com

CONSULTING ENGINEERS

ENGINEER

123 Address
Suite 101
City, ST 00001

CONSULTING DESIGNERS

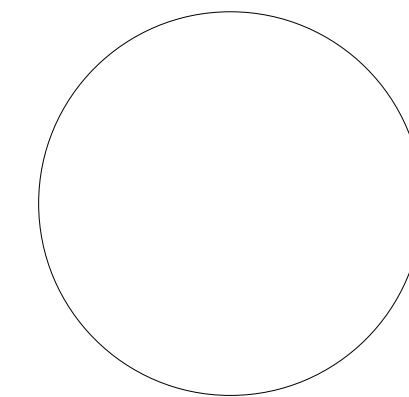
DESIGNER

123 Address
Suite 101
City, ST 00001

Description	Date

Revisions

Seal & Signature



CLIENT

PROMENADE SENIOR LIVING

PROJECT NAME

MEMORY CARE ADDITION

PROJECT LOCATION

17 FULTON ST, MIDDLETOWN NY, 10940

PROJECT NUMBER

24017

DRAWN BY

Author: SW

REVIEWED BY

Checker: BK

DATE:

06/29/22

DRAWING TITLE

1ST FLOOR LAYOUT

A101

Scale
As indicated



1 Memorycare Addition Perspective



2 Daycare entrance



3 Long Perspective

DESIGN



BILD ARCHITECTURE

300 TICE BLVD
SUITE #279
WOODCLIFF LAKE, NJ 07677
Tel 212.381.0670
info@bildny.com

CONSULTING ENGINEERS

ENGINEER

123 Address
Suite 101
City , ST 00001

CONSULTING DESIGNERS

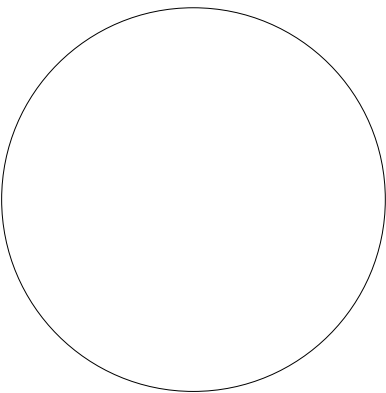
DESIGNER

123 Address
Suite 101
City , ST 00001

Description	Date

Revisions

Seal & Signature



CLIENT

PROMENADE SENIOR LIVING

PROJECT NAME

MEMORY CARE ADDITION

PROJECT LOCATION

17 FULTON ST, MIDDLETOWN NY, 10940

PROJECT NUMBER

24017

DRAWN BY

BEK

REVIEWED BY

Checker

DATE:

06/30/22

DRAWING TITLE

PERSPECTIVE IMAGES

A900

Scale



2 | PERSPECTIVE VIEW OF RESIDENT ROOM ADDITION



1 | PERSPECTIVE VIEW OF DINING HALL



3 | Perspective view

DESIGN



BILD ARCHITECTURE

300 TICE BLVD
SUITE #279
WOODCLIFF LAKE, NJ 07677
Tel 212.381.0670
info@bildny.com

CONSULTING ENGINEERS

ENGINEER

123 Address
Suite 101
City , ST 00001

CONSULTING DESIGNERS

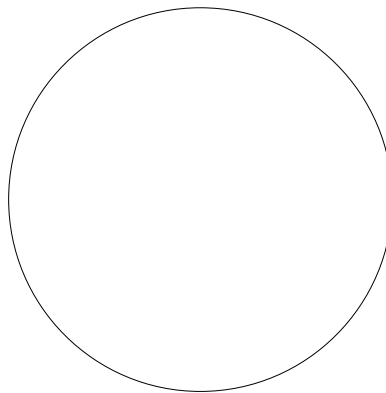
DESIGNER

123 Address
Suite 101
City , ST 00001

Description	Date
-------------	------

Revisions

Seal & Signature



CLIENT

PROMENADE SENIOR LIVING

PROJECT NAME

MEMORY CARE ADDITION

PROJECT LOCATION

17 FULTON ST, MIDDLETOWN NY, 10940

PROJECT NUMBER

24017

DRAWN BY

BEK

REVIEWED BY

Checker

DATE:

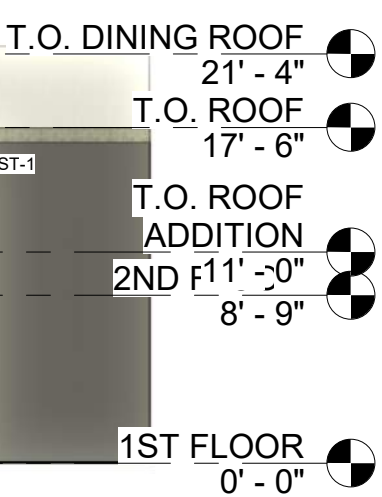
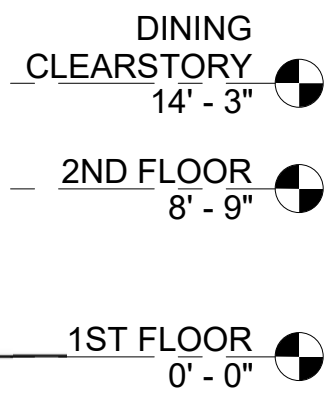
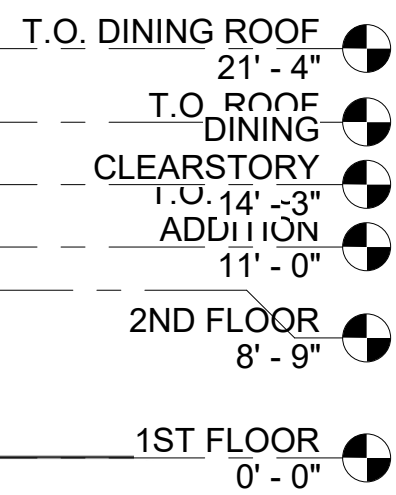
06/30/22

DRAWING TITLE

PERSPECTIVE IMAGES

A901

Scale



SSR-1 STANDING SEAM
ROOF IN SHERWIN
WILLIAMS COLOR 7069

SP-1 WHITE BIRCH
STONE PANEL

WF-1 WINDOW FRAME

ST-1 GRAY STUCCO
STO 16288

ST-2 BROWN STUCCO
STO 16016

ST-3 BEIGE STUCCO
STO 16000

GL-1 GLASS COLOR
SOLARBAN 70 OPTIBLUE

MP-1 ALPOLIC METAL
PANEL TIMBER SERIES
QAE MAHOGANY

$$1/4'' = 1'-0''$$


PROMENADE SENIOR LIVING

PROJECT NAME

MEMORY CARE ADDITION

PROJECT LOCATION

17 FULTON ST, MIDDLETOWN NY, 10940

PROJECT NUMBER

24017

DRAWN BY

REVIEWED BY

Author	Checker
--------	---------

DATE:

06/30/22

DRAWING TITLE

RENDERED ELEVATIONS

A902

Scale
As indicated

SITE PLANS PREPARED FOR

THE PROMENADE OF MIDDLETOWN

CITY OF MIDDLETOWN
ORANGE COUNTY, NEW YORK

APPLICANT – OWNER
PROMENADE OF MIDDLETOWN, LLC
60–78 FULTON STREET
MIDDLETOWN, NEW YORK 10940
(845) 341–1888

SITE ENGINEER
WEINBERGLIM ENGINEERING DPC
7 PATRICIA LANE
SPRING VALLEY, NEW YORK 10977
(845) 570–0401

ARCHITECT
BILD ARCHITECTURE
300 TICE BLVD, SUITE #279
WOODCLIFF LAKE, NEW JERSEY 07677
(212) 381–0670

LAND SURVEYOR
CLEARPOINT SERVICES, LLC
1640 HERMAN RD., UNIT 1
JACKSON, NEW JERSEY 08527
(732) 905–5463

TRAFFIC ENGINEER



VICINITY MAP
N.T.S.

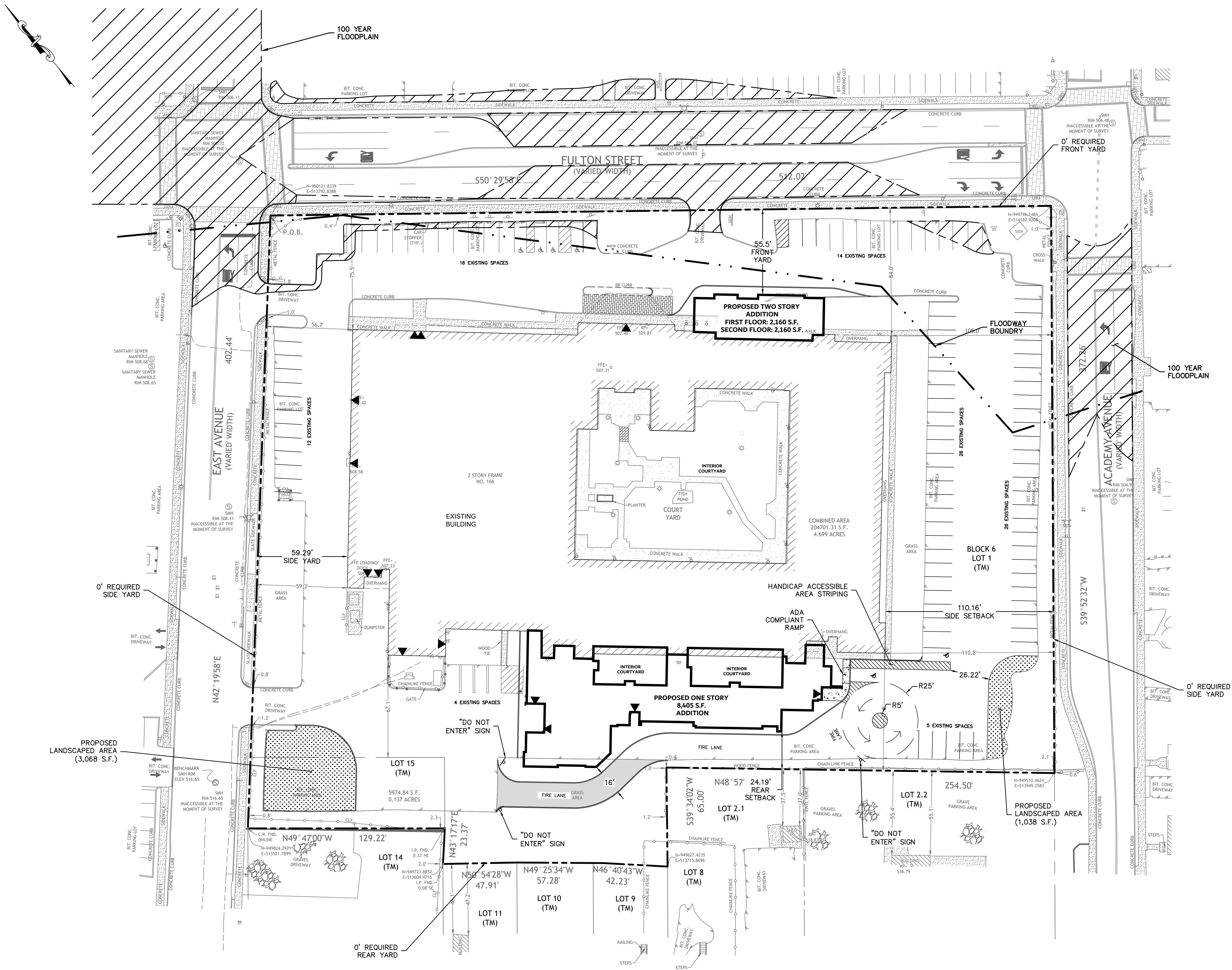
LIST OF DRAWINGS			
NO.		ORIGINAL DATE	LATEST REVISION DATE
1	TITLE SHEET	2/17/2024	
2	LAYOUT PLAN	9/18/20024	2/16/2025
3	LANDSCAPE & LIGHTING PLAN	2/16/2025	
4	EMS VEHICLE TURN ANALYSIS	2/13/2025	
INFORMATION DRAWINGS			
OUTBOUND AND TOPOGRAPHY SURVEY PREPARED FOR 60-78 FULTON ST		8/13/2024	
PREPARED BY CLEARPOINT SURVEYING, DPC			

<u>OWNERS APPROVAL FOR FILING</u>	
OWNER OR REPRESENTATIVE	DATE
<u>FINAL PLANNING BOARD APPROVAL</u>	
CHAIRMAN, PLANNING BOARD	DATE
VILLAGE OF KASER	

WEINBERGLIM
ENGINEERING
7 PATRICIA LANE, SPRING VALLEY, NEW YORK 10977
(845) 570-0401
or@weinberglim.com

PROMENADE OF MIDDLETOWN
CITY OF MIDDLETOWN
ORANGE COUNTY, NEW YORK
TITLE SHEET

Job number:	24029
Drawn by:	AK
Checked by:	AMW
Date:	02/16/25
Scale:	AS NOTED
Drawing Number:	1



NOTES:

- SECTION 40 BLOCK 6 LOTS 1 & 15 AS SHOWN ON THE CITY OF MIDDLETOWN TAX MAP.
- AREA OF TRACT: 204,701 S.F. / 4.67 ACRES
- ZONE: DMU-1
- PROPOSED USE:
- USE GROUP:
- RECORD OWNER/APPLICANT:
- FIRE DISTRICT:
- WATER DISTRICT:
- WATER SUPPLIER:
- SEWER DISTRICT:
- DATUM
- EXISTING BACKGROUND INFORMATION TAKEN FROM DRAWING TITLED "OUTBOUND & TOPOGRAPHIC SURVEY PREPARED FOR 40-78 FULTON STREET SECTION 40 BLOCK 6 LOTS 1 & 15 SITUATED IN THE CITY OF MIDDLETOWN, ORANGE COUNTY, NY" DATED 08/13/2024, PREPARED BY CLEARPOINT SERVICES, LLC.
- FLOODPLAIN AND FLOODWAY BOUNDARIES AS PLOTTED WERE TAKEN FROM THE EFFECTIVE TOWN OF MIDDLETOWN FIS AS OF SEPTEMBER 29, 2024.
- FLOODPLAIN BOUNDARIES WERE PLOTTED USING THE BFES.
- FLOODWAY BOUNDARIES WERE PLOTTED GRAPHICALLY USING THE FIS.

PARKING CALCULATIONS:

1 PARKING SPACE PER 5 PATIENTS.
REQUIRED: 200/5 = 40 SPACES
PROVIDED: 103 SPACES

DEVELOPMENT COVERAGE CALCULATIONS:

EXISTING CONDITIONS IMPERVIOUS AREAS:	155,764 S.F.
PROPOSED ADDITIONAL BUILDING FOOTPRINT:	1,302 S.F.
PROPOSED PAVEMENT REDUCTION AREAS:	4,108 S.F.
PROPOSED CONDITIONS IMPERVIOUS AREA:	152,960 S.F.
NET DECREASE IN IMPERVIOUS AREAS:	2,804 S.F.

LEGEND

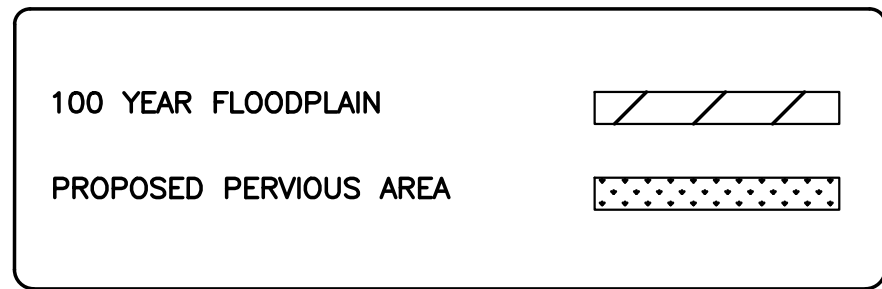
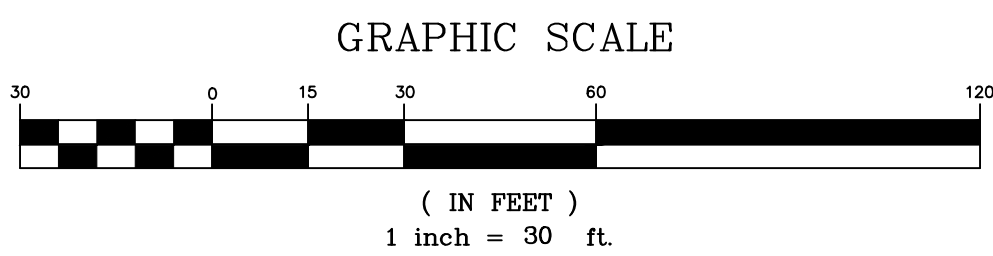


TABLE OF BULK REQUIREMENTS, DMU DISTRICT

CITY OF MIDDLETOWN, ORANGE COUNTY, NY
TAX LOT NUMBER: SECTION 40 BLOCK 6 LOTS 1 & 15 USE: ADULT CARE FACILITY

DESCRIPTION	MAXIMUM BUILDING HEIGHT (FT)	MINIMUM LOT AREA (S.F.)	MINIMUM LOT WIDTH (FT)	SIDE YARD (FT)	FRONT YARD (FT)	REAR YARD (FT)	PARKING
REQUIRED	90/6 STORIES	7,500	75	0	0	0	40
PROPOSED	2 STORIES	204,701 (4.7 ACRES)	519.6	110.16	55.5	42.14	103



PROMENADE OF MIDDLETOWN
CITY OF MIDDLETOWN
ORANGE COUNTY, NEW YORK

WEINBERG LIM
ENGINEERING
7 PATRICK LANE, SPRING VALLEY, NEW YORK 10577
(845) 570-0401
o@weinberglim.com

Job number:
24029

Drawn by:
AK

Checked by:
AMW

Date:
9/18/24

Scale:
1"=30'

Drawing Number:
2

REV. 1

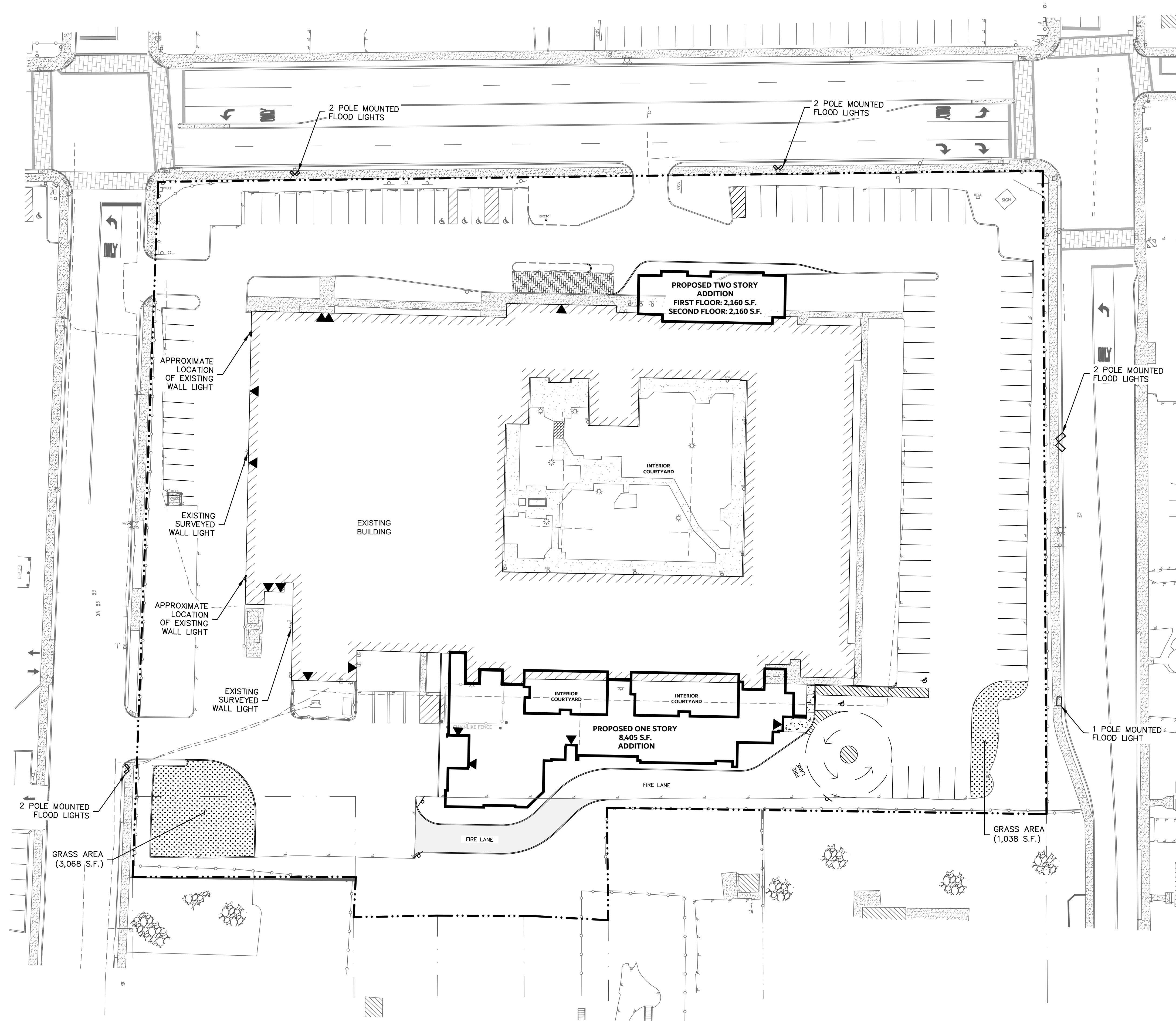
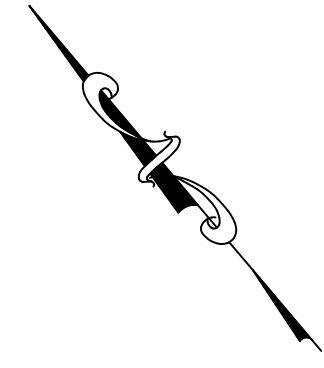
DESCRIPTION

DATE

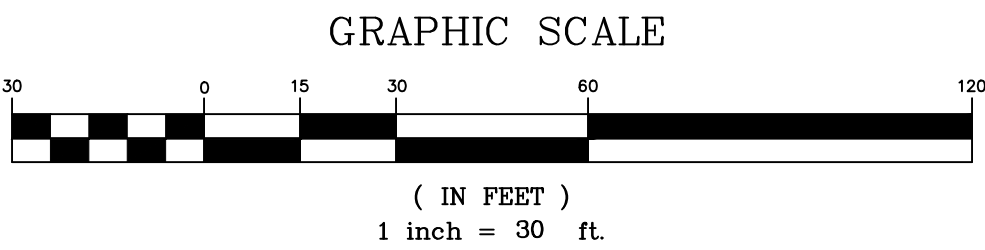
2/16/25

REVISED BUILDING FOOTPRINT

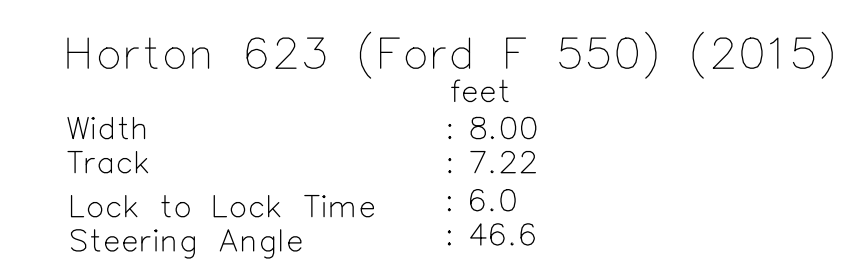
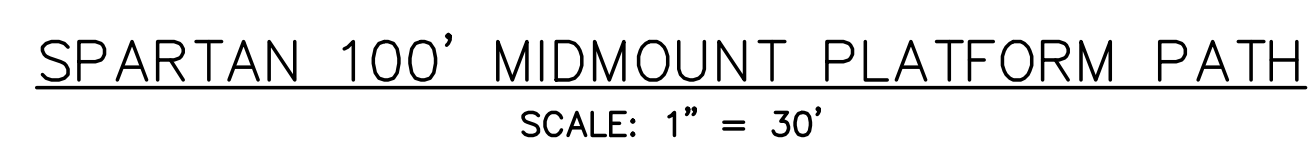
DATE



- NOTES:**
1. THE SITE IS CURRENTLY LIT WITH PERIMETER UTILITY POLE LIGHTS ALONG EAST AVE, FULTON ST., AND ACADEMY AVE., SUPPLEMENTED WITH BUILDING MOUNTED WALL-PACKS AND OTHER SMALLER LIGHTING FIXTURES.
 2. A LIGHT MEASUREMENT WILL BE CONDUCTED TO ASCERTAIN CURRENT ACTUAL LIGHTING INTENSITY, AND IF NEEDED, ADDITIONAL LIGHTING FIXTURES ARE TO BE ADDED.



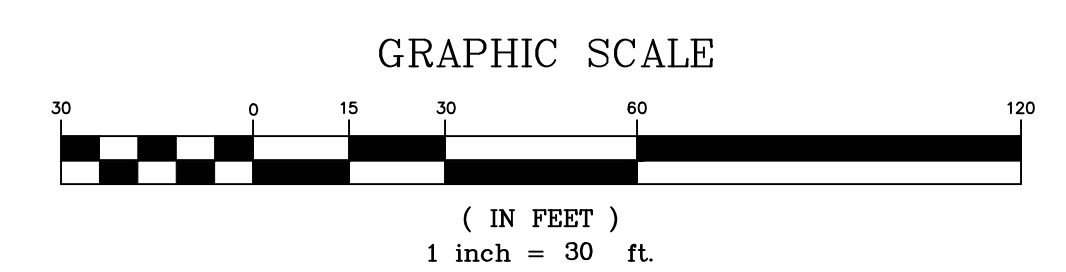
PROMENADE OF MIDDLETOWN CITY OF MIDDLETOWN ORANGE COUNTY, NEW YORK		LANDSCAPE & LIGHTING PLAN	
Job number: 24029		DATE	
Drawn by: TP		DESCRIPTION	
Checked by: AK		REV.	
Date: 2/16/25		PROF. SEAL	
Scale: 1"=30'		TESTED BY: [Signature] DATE: 2/16/25 NY REG. NO. 070988	
Drawing Number: 3		WEINBERGLIM ENGINEERING 7 PATRICK LANE, SPRING VALLEY, NEW YORK 10577 (845) 570-0401 or@weinberglim.com	



SCALE: 1" = 10'

Width	: 8.33
Track	: 7.8
Lock to Lock Time	: 3.0
Steering Angle	: 33

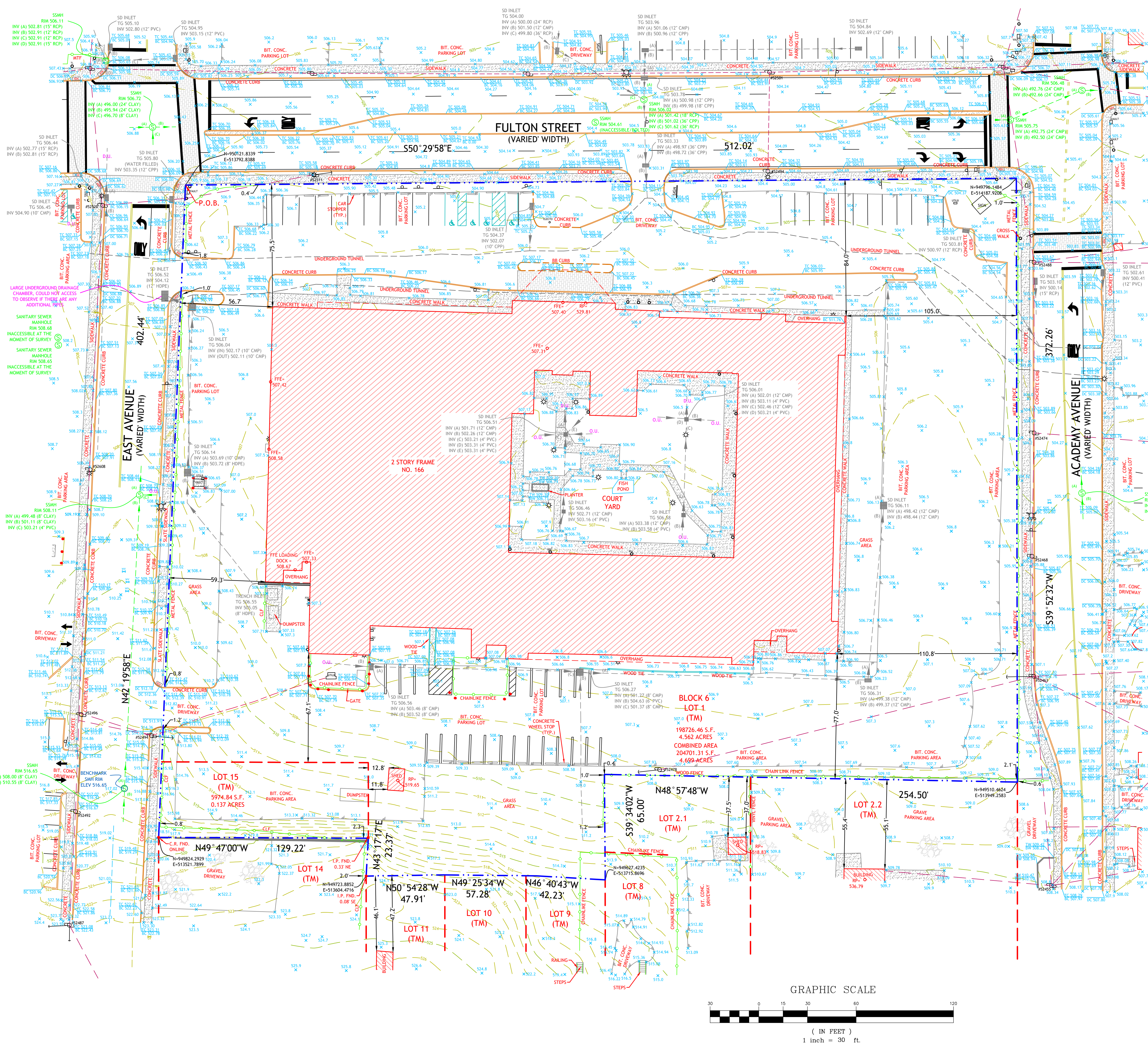
FIRE TRUCK SPECS



PROMENADE OF MIDDLETOWN
CITY OF MIDDLETOWN
ORANGE COUNTY, NEW YORK

EMS VEHICLE TURN ANALYSIS

Job number:	24029
Drawn by:	AK
Checked by:	AMW
Date:	02/13/2025
Scale:	AS NOTED
Drawing Number:	4

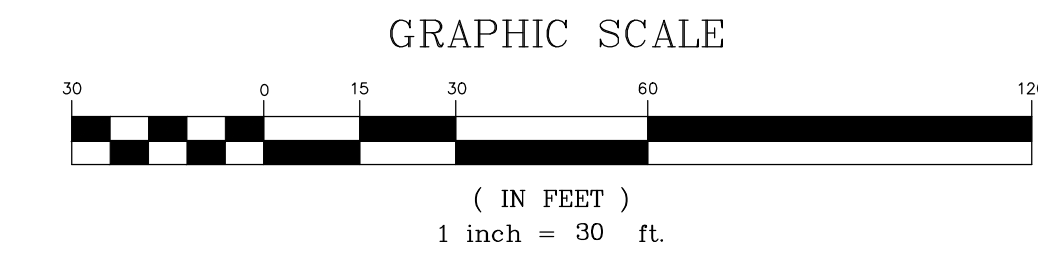


- LEGEND:**
- Electric Outlet
 - Underground Valve
 - Utility Box
 - Fire Breakaway Connection
 - Generator
 - Gas Meter
 - Yard Inlet
 - Underground Leader
 - Light Wall Mount
 - Utility Pole
 - Light Pole
 - Traffic Light
 - Sanitary Sewer Manhole
 - Inlet
 - Gas Valve
 - Water Valve
 - Sign
 - Flag Pole
 - Wood Post
 - Utility Box
 - Fire Hydrant
 - ADA Pad
 - Utility Vault
 - Guy Wire
 - Security Camera
 - Underground Roof Drain
 - Aboveground Roof Drain
 - Concrete Paving
 - Depressed Curb
 - Stone/Gravel
 - Gas Line Markout
 - Overhead Wire
 - Fire of Hydrant
 - Concrete Paving
 - Storm Markout
 - Electric Markout
 - Water Line Markout
 - Fence Line
 - Underground Tunnel Line
 - Wall
 - O.U. - Origin Unknown
 - D.U. - Destination Unknown

- NOTES:**
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY, IF ANY, ENCROACHMENTS, WETLANDS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GROUND;
 - PROPERTY SUBJECT TO DOCUMENTS OF RECORD;
 - NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF N.Y. AS TIDELANDS;
 - NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE LAND SURVEYOR FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION EITHER DIRECTLY OR INDIRECTLY;
 - ONLY COPIES FROM THE ORIGINAL SURVEY MARKED WITH AN ORIGINAL PROFESSIONAL LAND SURVEYOR'S EMBOSSED OR PRINTED SEAL SHALL BE CONSIDERED VALID COPIES;
 - SIGNATURE AND EMBOSSED OR PRINTED SEAL SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE NEW YORK STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS;
 - UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW;
 - OFFSETS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR ANY CONSTRUCTION OF PERMANENT STRUCTURES I.E. BUILDINGS, SHEDS, FENCES, ETC., SUBJECT TO EASEMENTS & RESTRICTIONS OF RECORD, IF ANY;
 - THE HORIZONTAL AND VERTICAL DATUMS ARE BASED ON NAD83, NY-EAST AND NAVD83, RESPECTIVELY;
 - THE SURVEY SHOWN HEREIN, AND/OR TOPOGRAPHY WAS MAPPED UTILIZING TRADITIONAL SURVEY METHODS, ROBOTICS, RECTIFIED ORTHO PHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE/MOBILE LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS WERE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY ACCORDING TO CURRENT ALTA/NPS STANDARDS;
 - THE PROPERTY SHOWN HEREIN HAD PILED ITEMS/DEBRIS IN VARIOUS SPOTS, AND THERE WERE VEHICLES PRESENT WHEN THE SURVEY WAS PERFORMED. DETAILS ARE THEREFORE LIMITED TO THOSE VISIBLE AND ABOVE GROUND AT THE TIME;
 - WINTER CONDITIONS SURVEY: GROUND WAS COVERED WITH 6 INCHES SNOW AT THE TIME OF SURVEY AND SOME OF THE FEATURES MAY NOT HAVE BEEN LOCATED. THE GENERAL LOCATION OF ADDITIONAL UNDERGROUND TUNNEL AND STORM MARKOUT SHOWN HEREON ARE APPROXIMATE. A GROUND PENETRATING RADAR (GPR) SURVEY WAS CONDUCTED TO DETECT THE UNDERGROUND UTILITY

DESCRIPTION:
BEING KNOWN AS SECTION 40, BLOCK 6, LOTS 1 & 15 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE CITY OF MIDDLETOWN, ORANGE COUNTY, NEW YORK.

CERTIFIED TO:
PROMENADE MIDDLETOWN, LLC.



REV: 01-21-2025 GPR LOCATION AND UTILITY DETAIL REV: 10-30-2024 INVERT DETAIL JOHN W. McCORD, Sr.	CLEARPOINT SURVEYING, DPC Professional Land Surveyors Headquarters: 6405 Herman Road (Unit 1) Jackson, NJ 07033 New York Office: 1175 State Street Monticello, NY 12521 760-200-6402 www.clearpointsurvey.com	OUTBOUND & TOPOGRAPHIC SURVEY PREPARED FOR 60-78 FULTON STREET - SECTION 40 - - BLOCK 6 - LOTS 1 & 15 - SITUATED IN THE CITY OF MIDDLETOWN, ORANGE COUNTY, NEW YORK
PROFESSIONAL LAND SURVEYOR NEW YORK LICENSE No. 050904	CERTIFICATE OF AUTHORIZATION No. 0019218 JOB NO. 24-35987 DATE: 08-13-2024 SCALE 1"=30' STARS NO. 24-35987-01 SHEET 1 OF 1 PW - MN	

WeinbergLim Engineering

(845) 570-0401

avi@weinberglim.com

February 17, 2025

City of Middletown Planning Department

Re: **Mixed Use Site Plan for 68-70 Fulton Street (Promenade) Tax Grid No. 40-2-14.12**

To Whom it May Concern,

We are resubmitting to the Planning Board for the Promenade at Middletown, 68-70 Fulton Street. The following is a response to the comment letter from Christian T. Moore, P.E. dated 12/13/2024.

Comments:

SEQR:

- 1) *For SEQR typing, this would be classified as an Unlisted Action because: A Type II action, as per 617.5(c)(9) "construction or expansion of a primary or accessory / appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities;" The proposed structure is 4,280 sf + 5,300 sf, which exceeds the aforementioned 4,000 square feet. Therefore, this application must go through the SEQR process. We note the proposed building expansion on the southerly side appears larger than 5,300 sf; the plans scale about 9,300± sf. The written narrative from BILD Architecture mentions 9,585 sf.*

Response:

There is a two story, 4,320 sf extension at the front of the existing building and a one story 8,405 sf extension at the rear of the existing building. The total increased square footage is 12,725 sf.

EAF Comments:

- 1) *Question #12: Identify the potential SHPO sites flagged by the EAF mapper.*

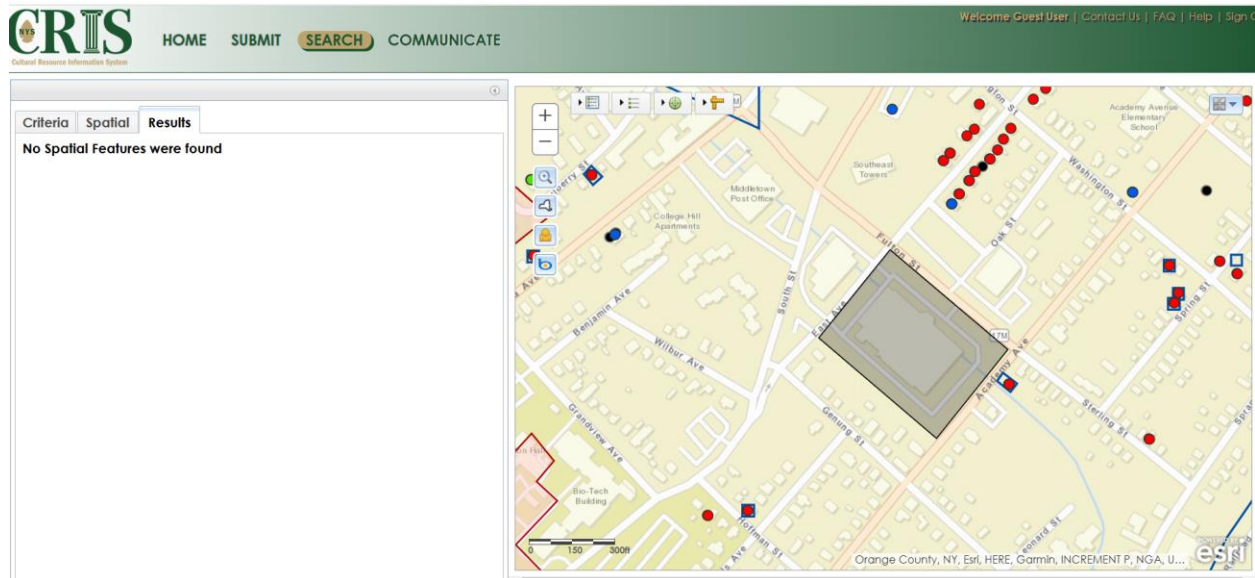
WeinbergLim Engineering

(845) 570-0401

avi@weinberglim.com

Response:

The site across Academy Avenue was flagged by the CRIS mapper. The project site does not fall under SHPO.



2) *Question #20: Complete the answer (identify the remediation site).*

Response:

A site at the corner of Fulton & Canal Streets was identified by the DEC remediation mapper. The project site has not had any DEC remediation work.

Other Comments:

1) The existing conditions survey should be provided as a separate sheet for clarity of the proposed improvements.

Response:

Existing conditions survey is included in this submission.

2) *Bulk table will need to be completed.*

Response:

The Bulk Table is complete and includes all bulk items relevant to this zone as identified in the City of Middletown Zoning Code

WeinbergLim Engineering

(845) 570-0401

avi@weinberglim.com

- 3) *Parking requirement calculations should be verified; there appear to be far more spaces than is necessary. Has there been a change in use of this site?*

Response:

The parking count shown remains unchanged and is an existing condition of the site. There has been no change in use to the site.

- 4) *Vehicle circulation around the site will need to be examined, specifically for fire vehicle apparatus.*

Response:

An E.M.S. Vehicle Turn Plan is included in this submission. As identified by the City fire inspector, a Spartan Gladiator 100 foot mid-mount fire truck was utilized for the turn analysis. Additionally, an ambulance turn was utilized to determine the turn radius of the pickup/drop-off area in the front of the site.

- 5) *Will the proposed expansion(s) necessitate any improvements or upgrades to existing utility connections? (i.e. water / sewer)*

Response:

No new utility connections are proposed and no upgrades are required. All utility connections are internal.

- 6) *As the project progresses, there will be additional information needed (i.e. demolition, utilities, lighting, access, erosion control, etc.)*

Response:

Comment noted. This submission includes a layout, landscaping & lighting, and E.M.S. Vehicle turn plan.

Sincerely,

Avi Weinberg

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

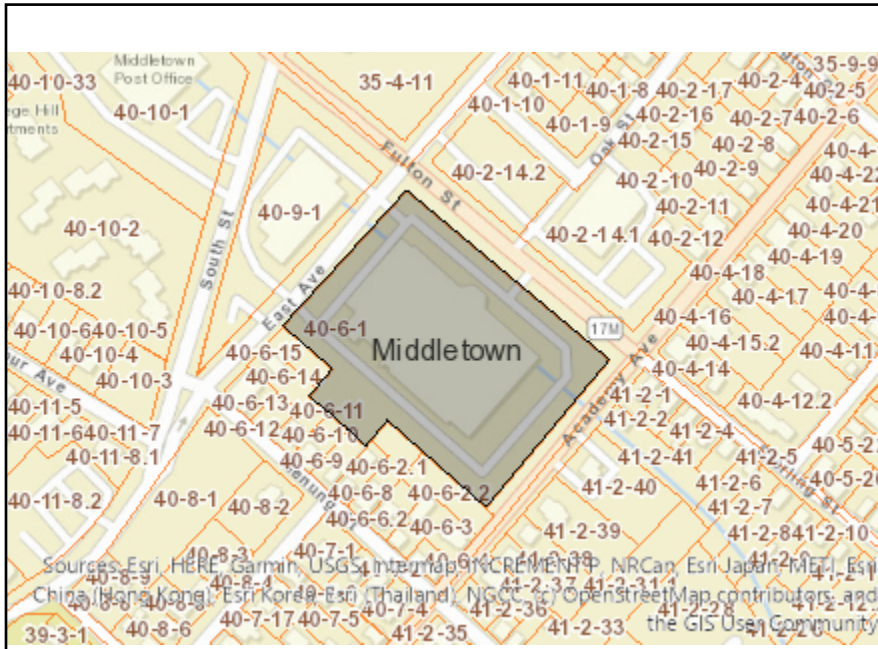
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information							
Name of Action or Project: The Promenade of Middletown							
Project Location (describe, and attach a location map): 60-78 Fulton Street Middletown, NY							
Brief Description of Proposed Action: 8,405 sf addition for a Memory Care unit onto the back of the existing building and a 4,320 sf addition for Assisted Living units onto the front of the existing building.							
Name of Applicant or Sponsor: Promenade Middletown LLC		Telephone: 845-341-1888					
		E-Mail:					
Address: 60-78 Fulton Street							
City/PO: Middletown		State: NY	Zip Code: 10940				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Middletown Planning Board			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
3. a. Total acreage of the site of the proposed action? _____ 4.7 acres b. Total acreage to be physically disturbed? _____ .5 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 4.7 acres							
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
The site across the street	☐	☒	
b. 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?	☐	☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☐	☒
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	☒	☐
	☐	☐
	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☐	☒
A site at the corner of Fulton & Canal Streets was identified by the DEC remediation mapper		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: 2/17/25 Signature: _____ Title: _____		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes