CITY OF MIDDLETOWN
PLANNING BOARD MEETING AGENDA
JULY 1, 2024 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

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1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. APPROVAL OF MINUTES

   3.1. Accept the Minutes of _____

4. NEW BUSINESS

   Request of Anel Pyram and Fedeline Chery Pyram for a special use permit and site plan approval for a gas station, grocery store and a take-out located at 18 County Highway 78

   Request of Jarline Almador for a special use permit and site plan approval for an eating and drinking establishment at 30-32 East Main Street

   Request of Orange Terrace Properties, LLC., for recommendation of the proposed 4-lot subdivision located at Orange Terrace to the Common Council

   Preliminary presentation of Polycraft for a warehouse Phase II at 26-34 Industrial Place Ext.

   Presentation of SB Dolson Realty, LLC. for a self-storage facility located at 250 Dolson Avenue

5. ADJOURNMENT

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____ **Date** _____
Accepted by _____

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 18 County highway 78

   Section 54 Block 1 Lot 15 Current Zoning District C-3

   Building Existing Vacant New _____

2. Owner of Property Anel Pyram / Fedeline Chery Pyram

   Owner's Address 137 Apple lane Drive

   City Middletown State N.Y. Zip 10940

   Phone numbers: **Home:** 845-775-4250
   Business: _____
   Cell: 845-499-9429 / 845-327-7893 (Anelpyram133@gmail.com

3. Applicant name _____
   If different from Owner
   Applicants Address _____

   City _____ State _____ 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_____

Description of what you are requesting: Grocery store / Take out / Gas station. Grocery and take out from 6 am to 11 pm daily and Gas station 24 hrs and self serve after 9 pm (Beer, wine and cider, Tobacco Product, cigarette

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: _____

Printed Name and Title: Anel Pyram Owner.

Date: 4/11/24

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____ **Date** _____
Accepted by _____

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 30-32E Main Street Middletown NY 10940

   Section 35 Block 5 Lot 7.2 Current Zoning District PHU

   Building Existing ✓ New _____

2. Owner of Property Shmuel Yida Moskowitz

   Owner's Address 4 Kahan Drive # 302 Monroe NY 10950

   City Monroe State NY Zip 10950

   Phone numbers: **Home:** _____
   Business: 845 662 5243
   Cell: _____

3. Applicant name Jarline Almodovar
   If different from Owner
   Applicants Address 5 Carole ct

   City Middletown State NY Zip 10940

   Phone numbers: **Home:** _____
   Business: _____
   Cell: (347) 201-0344
   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: Restaurant - Salad, coffee, Smoothies and fresh Juices.

8am - 6pm Monday - Sunday

Uses currently in property: 8

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.

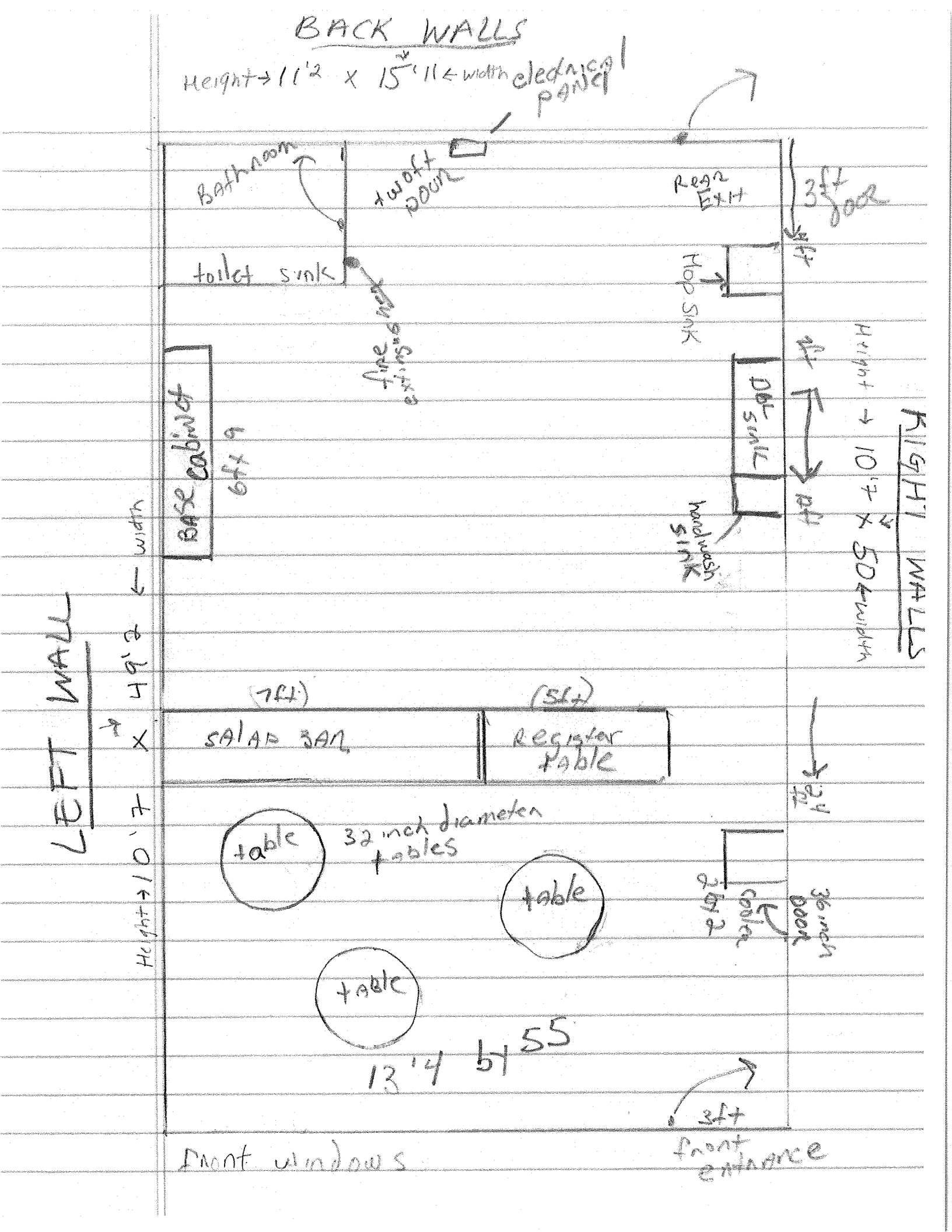
6. **Fence and/or Parking Nonconformance.** In the area provided, list the reason(s) requested for all conditions which are not in conformance with the regulations. Indicated the requirement(s) and the amount of relief requested. Additional sheets may be attached if required.

7. Sign at the Place Indicated

   Signature: _____

Printed Name and Title: Jarline Almodovar Owner

Date: 5/15/24


BACK WALLS
Height → 11'2 x 15'11 ← width
electrical panel
Bathroom
two off power
toilet
sink
fire extinguisher
Rear Exit
3ft door
Hot sink
base cabinet
6ft x 9
width
Dot sink
handwash sink
RIGHT WALL
Height → 10'7 x 50 ← width
LEFT WALL
Height → 10'7 x 49'2 ← width
(7ft)
(5ft)
SALAD BAR
Register table
table
32 inch diameter tables
table
table
2ft
Center
36 inch door
13'4 by 55
3ft front entrance
Front windows

SUBDIVISION APPLICATION

City of Middletown, New York

Date deemed complete _____ **Date** _____
Accepted by _____

1. Address of Subject Property 3, 5, 7, 9, 11, 13 Orange Terrace

   Section 33 Block 4 Lot 2-7 Current Zoning District _____

   Building Existing _____ New 4

2. Owner of Property Orange Terrace Properties LLC

   Owner's Address 199 Lee Avenue - Suite 663

   City Brooklyn State NY Zip 11205

   Phone numbers: **Home:** _____
   Business: _____
   Cell: 917-416-4548
   Fax: _____

3. Applicant name Same
   If different from Owner
   Applicants Address _____

   City _____ State _____ Zip _____

   Phone numbers: **Home:** _____
   Business: _____
   Cell: _____
   Fax: _____

4. Total square footage of land to be modified: 39,204+/- S.F.

5. Number of lots to be created by the subdivision: 4

6. Indicated the proposed uses for each subdivided lot that has been created by this subdivision. Additional sheets may be attached if more space is required.

Subdivision/lot line change - re-configuring the existing 6 residential lots into 4 residential lots.

7. List the size of each subdivided lot that is requested:

Lot #1	Lot area	13,727	Front yard	35	Rear yard	127
	Side yards	36	Parking	2		
Lot #2	Lot area	13,727	Front yard	35	Rear yard	127
	Side yards	27.9	Parking	2		
Lot #3	Lot area	13,727	Front yard	35	Rear yard	127
	Side yards	30.6	Parking	2		
Lot #4	Lot area	13,727	Front yard	35	Rear yard	125
	Side yards	33.3	Parking	2		
Lot #5	Lot area		Front yard		Rear yard	
	Side yards		Parking			
Lot #6	Lot area		Front yard		Rear yard	
	Side yards		Parking			
Lot #7	Lot area		Front yard		Rear yard	
	Side yards		Parking			
Lot #8	Lot area		Front yard		Rear yard	
	Side yards		Parking			

8. List all current and future buildings that will be located on the property:

Each lot will have one single family residential dwelling

9. Signature: _____

Printed Name and Title: Moses Babad

Date: 4/4/24

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

Orange Terrace Properties Subdivision

Name of Action or Project:

Subdivision - lot line change

Project Location (describe, and attach a location map):

3 Orange Terrace

Brief Description of Proposed Action:

Subdivision - lot line change - reconfiguring the existing 6 residential lots into 4 residential lots

Name of Applicant or Sponsor:	Telephone: 917-416-4548
Orange Terrace Properties, LLC	E-Mail:

Address:

199 Lee Avenue, Suite 663

City/PO:	State:	Zip Code:
Brooklyn	New York	11205

	NO	YES
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.	☑	☐
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: Permits required for water and sewer connections and road extension from the City of Middletown Department of Public Works	☐	☑

3. a. Total acreage of the site of the proposed action? 1.26 acres
   b. Total acreage to be physically disturbed? 0.9 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.26 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?	☐	✓	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	✓
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	✓	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	✓	☐
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? 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? If No, describe method for providing potable water: _____	☐	✓
11. Will the proposed action connect to existing wastewater utilities? 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?	☐	✓
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?	☐	✓
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?	NO	YES
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:		
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment: Bi-retention swales and rain gardens	☐	☑
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	☑	☐

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

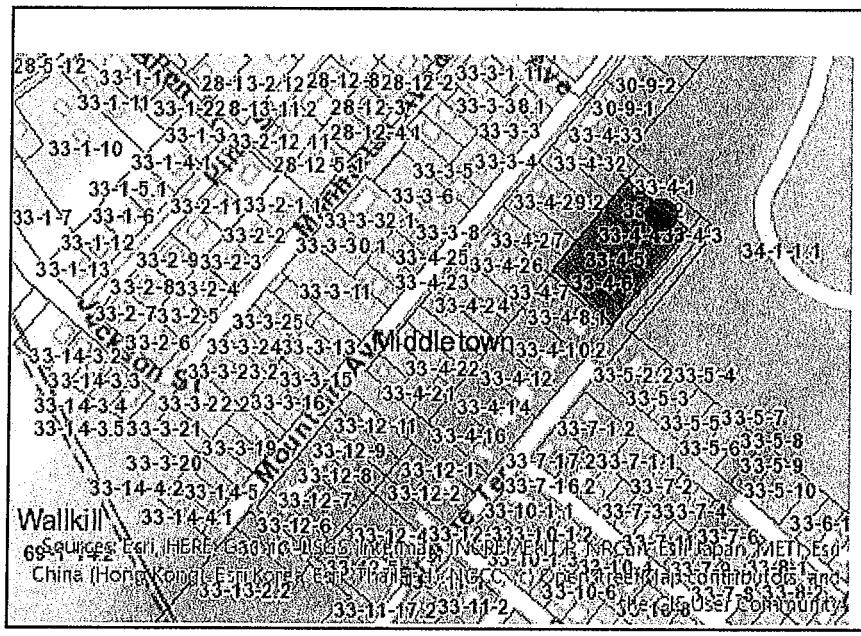
Applicant/sponsor/name: Alfred A. Fusco Jr., P.E. Date: 4/4/24

Signature: Title: Engineer

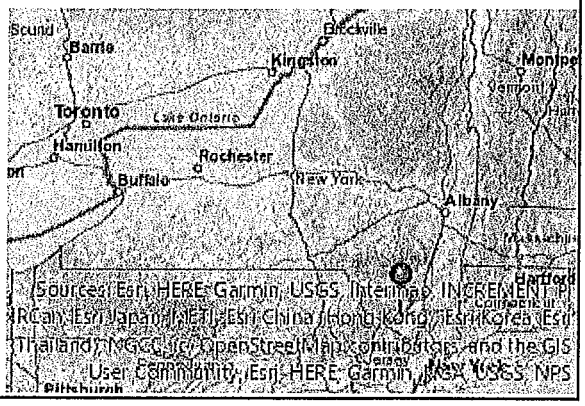
PRINT FORM

EAF Mapper Summary Report

Wednesday, June 21, 2023 8:27 AM



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]	Yes
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]	No
Part 1 / Question 20 [Remediation Site]	No

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____ **Date** 04/01/24
Accepted by _____

Items 1, 2 and 3 are required to be completed

1. Address of Subject Property 26-34 Industrial Place Extension

   Section 5 Block 1 Lot 4.2 Current Zoning District I-2

   Building Existing N/A New N/A Expansion of existing building

2. Owner of Property Property 303 LLC

   Owner's Address 614 Hempstead Gardens Drive

   City West Hempstead State NY Zip 11552

   Phone numbers: **Home:** _____
   Business: _____
   Cell: _____

3. Applicant name Landmark Commercial Solutions C/O Jack Abram
   If different from Owner
   Applicants Address 19 Spear Road, Suite 103

   City Ramsey State NJ Zip 07446

   Phone numbers: **Home:** _____
   Business: _____
   Cell: 845-641-4191
   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 # 475-25 B(23)

Classification of Occupancy requested Printing Plant

Description of what you are requesting: 48,880 SQ.FT. printing plant addition

Uses currently in property: Poly Craft Industries, Carpenter & Smith Propane, R.E. Michel Company, Open Vistas, Crystal Run Village Inc.

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area	§475-25.E.	15,000 SF	374,616 SF
Front yard	§475-25.G.	20 Feet	23.8 Feet
Rear yard	§475-25.H.	10 Feet	50.8 Feet
Side yard		N/A	N/A
Side yard		N/A	N/A
Parking	§475-33.A.(10)	134 Spaces	141 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: _____

Printed Name and Title: Jack Abram COO

Date: 04/01/24

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:
Polycraft Printing Plant Amended Site Plan

Project Location (describe, and attach a location map):
26-34 Industrial Place Extension, Middletown, Orange County, New York

Brief Description of Proposed Action:
The proposed action consist of a 48,880 square-foot printing plant addition to the previously proposed printing plant located on tax lot 5-1-4.1. Tax lots 5-1-4.1 and 4.2 are to be combined as part of this application. Both tax lots are located within the City of Middletown's I-2 zoning district in which printing plants require a special use permit and site plan approval.

Name of Applicant or Sponsor:	Telephone: 845-641-4191
Property 303 LLC	E-Mail: jack@landmarkinteriorsny.com

Address:
614 Hempstead Gardens Drive

City/PO:	State:	Zip Code:
West Hempstead	NY	11552

	NO	YES
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.	☑	☐
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:	☑	☐

3. a. Total acreage of the site of the proposed action? ±8.6 acres
   b. Total acreage to be physically disturbed? ±2.2 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ±8.6 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

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
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?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
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?	☑	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☑

	NO	YES
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?	☑	☐
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?	☐	☑

	NO	YES
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?	☑	☐
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

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
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: Proposed drainage infrastructure will be connected to existing drainage infrastructure within the right-of-way.		
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: Stormwater management ponds are to be constructed	☐	☑
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: Hazardous waste was disposed at 17 Industrial Place from 1962 to 1991. NYSDEC Environmental Site Remediation Database # 336034	☐	☑
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: NYSDEC Spill Incidents Database # 1908027	☐	☑

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

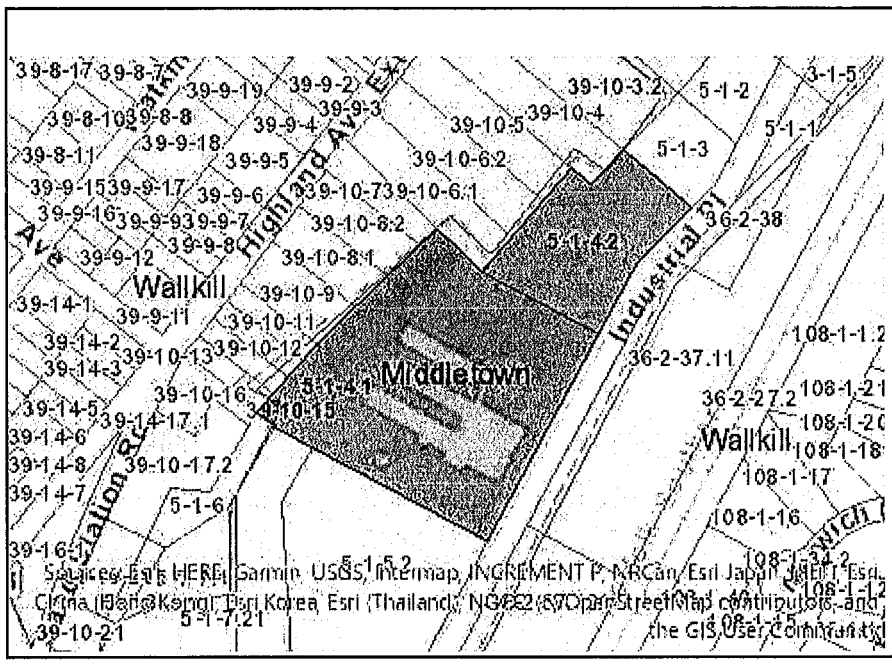
~~Applicant/sponsor/name~~ Engineer: Ross Winglovitz, PE Date: 04/01/24

Signature: Title: Principal

PRINT FORM

EAF Mapper Summary Report

Monday, April 1, 2024 9:47 AM



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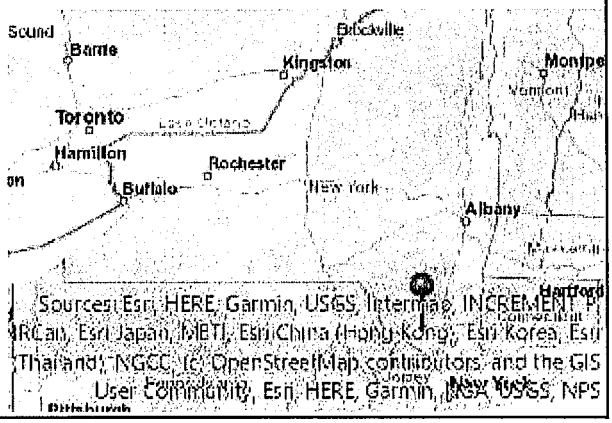

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or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

OWNERS ENDORSEMENT

COUNTY OF Rockland
STATE OF NEW YORK

Yoel Ezra Lebowitz being duly sworn, deposes and

says that he/she resides at Airmont NY

in the County of Rockland and State of New York and that he is the

owner in fee or Owner of the
OFFICIAL TITLE
Property 303 LLC Corporation which is the owner

in fee of the premises described in the foregoing application and that he has authorized

Landmark Commercial Solutions to make the foregoing application for

approval as described herein.

Sworn before me this 21 day of June 20 24

NOTARY PUBLIC
this notarial act involved a remote online
appearance through use of communication technology

Notarized online using audio-video communication

yoel lebowitz
OWNERS SIGNATURE

HIRSCH ROSENZWEIG
Online Notary Public
State of New York
Rockland County
Commission #: 01RO0002288
Commission Expires: 03/06/2027

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June 12, 2024

City of Middletown Planning Board
16 James Street
Middletown, NY 10940

ATTN: Tony Capozella, Chairman

RE: W.O. # 1485.01
POLY CRAFT INDUSTRIES PHASE 2
26-34 INDUSTRIAL PLACE EXT
PROJECT NARRATIVE

Dear Chairman Capozella and Members of the Board,

Our office is pleased to provide an overview of the second phase of the previously approved development project for Poly Craft Industries, as depicted in the attached sketch plan.

The first phase of this development involved constructing a 72,000 square-foot printing facility located at 36-60 Industrial Place Ext., for which the Planning Board granted a special use permit and site plan approval on August 3, 2022. The second phase proposes a 48,880 square-foot addition to the east of the existing facility. This expansion aims to enhance operational efficiency and increase product shipment capacity for Poly Craft Industries.

In preparation for this phase, a detailed analysis of parking requirements has been conducted, considering Poly Craft Industries and the three remaining tenants on the site. The analysis confirms that the proposed number of parking spaces, combined with staggered operating hours for all tenants, will sufficiently meet parking demands.

Our office respectfully requests that this matter be included on the agenda for the Planning Board meeting scheduled for July 1, 2024, for further discussion and consideration.

If you have any additional questions and/or comments please don't hesitate to contact this office.

Sincerely,
Engineering & Surveying Properties, PC

Ross Winglovitz, P.E.
Principal

Reuben Buck
Project Engineer

APPLICATION

PLANNING BOARD

City of Middletown, New York

Date deemed complete _____ **Date** 05/31/2024
Accepted by _____

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

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Dolson Self Storage		
Project Location (describe, and attach a general location map): James P Kelly Way (County Highway 108) & Dolson Avenue (NYS Route 17M), Town of Wawayanda & City of Middletown, Orange County, NY		
Brief Description of Proposed Action (include purpose or need): The Proposed Project requires a Special Use Permit approval for the construction of a ±35,269 S.F. 3-story indoor self-storage facility with (53) parking spaces and stormwater management area.		
Name of Applicant/Sponsor: SB Dolson Realty, LLC	Telephone: E-Mail:	
Address: P.O. Box 340		
City/PO: Laconia	State: New Hampshire	Zip Code: 03247
Project Contact (if not same as sponsor; give name and title/role): Ross Winglovitz, PE	Telephone: (845)457-7727 E-Mail: ross@ep-pc.com	
Address: 71 Clinton Street		
City/PO: Montgomery	State: New York	Zip Code: 12549
Property Owner (if not same as sponsor): SB Dolson Realty, LLC	Telephone: E-Mail:	
Address: P.O. Box 340		
City/PO: Laconia	State: New York	Zip Code: 03247

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	T/Wawayanda Special Use Permit, Site Plan C/Middletown Driveway,Stormwater,Parking Perm	TBD
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No		
d. Other local agencies ☑Yes ☐No	Building Inspector - Building Permit; Planning Board Engineer - SWPPP	TBD
e. County agencies ☑Yes ☐No	OCDOH - Public Water Main Extension Approval	TBD
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDEC - Water Quality Cert, Stormwater SPDES, Public Sewer Main Extension	TBD
h. Federal agencies ☑Yes ☐No	ACOE - Nationwide Permit	TBD

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐Yes ☑No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Town of Wawayanda Town Commercial (TC-1) Zoning District | City of Middletown General Business (C-3) Zoning District

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Middletown City

b. What police or other public protection forces serve the project site?
New York State Police Department (Troop F)

c. Which fire protection and emergency medical services serve the project site?
New Hampton Fire Department, Orange County Fire Services, Mobile Life EMS

d. What parks serve the project site?
Ben & Paula Amchir Park, Maple Hill Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?
Commercial

b. a. Total acreage of the site of the proposed action? ±6.2 acres
b. Total acreage to be physically disturbed? ±2.5 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ±6.2 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
_____
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 12 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑Yes ☐No
If Yes,
i. Total number of structures 1
ii. Dimensions (in feet) of largest proposed structure: ±35 height; ±193 width; and ±190 length
iii. Approximate extent of building space to be heated or cooled: ±105,800 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☑Yes ☐No
If Yes,
i. Purpose of the impoundment: Stormwater management
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑Other specify: Stormwater runoff
iii. If other than water, identify the type of impounded/contained liquids and their source.
N/A
iv. Approximate size of the proposed impoundment. Volume: TBD million gallons; surface area: 0.2 acres
v. Dimensions of the proposed dam or impounding structure: TBD height; TBD length
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
Earth fill, underground chambers

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐Yes ☑No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
If Yes:
i. What is the purpose of the excavation or dredging?
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
- Volume (specify tons or cubic yards):
- Over what duration of time?

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? ☐Yes ☐No
If yes, describe.

v. What is the total area to be dredged or excavated? acres
vi. What is the maximum area to be worked at any one time? acres
vii. What would be the maximum depth of excavation or dredging? feet
viii. Will the excavation require blasting? ☐Yes ☐No
ix. Summarize site reclamation goals and plan:

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☑No
If Yes:
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No
If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No
If Yes:

i. Total anticipated water usage/demand per day: 1,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑Yes ☐No
If Yes:

- Name of district or service area: City of Middletown WD079-Wtr Dist 1
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☐Yes ☑No

iii. Will line extension within an existing district be necessary to supply the project? ☑Yes ☐No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
  A water main extension within the site will be necessary to service the proposed storage facility
- Source(s) of supply for the district: Wells

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No
If Yes:

i. Total anticipated liquid waste generation per day: 1,000 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
Sanitary wastewater

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

- Name of wastewater treatment plant to be used: Middletown Wastewater Treatment Plant
- Name of district: Town of Wawayanda SW115-Swr Dist 1
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

- Do existing sewer lines serve the project site? ☐Yes ☑No
- Will a line extension within an existing district be necessary to serve the project? ☑Yes ☐No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: Sewer main to be extended within the Site to serve the proposed storage facilty.

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑Yes ☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or ±1.3 acres (impervious surface)

_____ Square feet or ±6.2 acres (parcel size)

ii. Describe types of new point sources. Curbs, sheet flow, roof drains, pipes, etc.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Stormwater pond on adjacent parcel under ownership of applicant

- If to surface waters, identify receiving water bodies or wetlands: N/A
- Will stormwater runoff flow to adjacent properties? ☑Yes ☐No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☑No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes ☑No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: 2,116,000 kWh for three story self storage facility (±105,800 SF at 20 kWh/SF/year)

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

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 6:00AM - 5:00PM
- Saturday: 6:00AM - 5:00PM
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 24 hours
- Saturday: 24 hours
- Sunday: 24 hours
- Holidays: 24 hours

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Temporary noise from construction activities, during normal business hours Monday through Saturday

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☑ Yes ☐ No

Describe: Tree removal as necessary for construction of improvements

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Street lighting along internal access drive and parking spaces.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☑ Yes ☐ No

Describe: Tree removal as necessary for construction of improvements

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: 0.1 tons per day (unit of time)
- Operation : TBP tons per month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Construction waste/debris shall be recycled to the greatest extent practical
- Operation: Recycling in accordance with NYS law

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Construction dumpsters will be utilized
- Operation: Solid waste will be transferred to the Orange County Transfer Station, New Hampton, NY

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☑ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	±2.02	±2.93	+0.91
• Forested	±0.64	±0.00	-0.64
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	±3.49	±3.01	-0.48
• Agricultural (includes active orchards, field, greenhouse etc.)	N/A	N/A	N/A
• Surface water features (lakes, ponds, streams, rivers, etc.)	±0.08	±0.29	+0.21
• Wetlands (freshwater or tidal)	N/A	N/A	N/A
• Non-vegetated (bare rock, earth or fill)	N/A	N/A	N/A
• Other Describe: _____	N/A	N/A	N/A

c. Is the project site presently used by members of the community for public recreation? ☐Yes ☑No

i. If Yes: explain: _____

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

If Yes,

i. Identify Facilities:

New Wonders Learning Center, Inc. Preschool

e. Does the project site contain an existing dam? ☐Yes ☑No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐Yes ☑No

If Yes:

i. Has the facility been formally closed? ☐Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐Yes ☑No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐Yes ☐No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑Yes ☐No

If yes, provide DEC ID number(s): V00289, 336029

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

The former City of Middletown landfill, which was active from 1952-1969, is located 2,000 feet northeast of the site.

v. Is the project site subject to an institutional control limiting property uses? ☐Yes ☑No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes ☐No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? >6 feet

b. Are there bedrock outcroppings on the project site? ☐Yes ☑No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

ErB (Erie gravelly silt loam)	22.7 %
Fd (Fredon Loam	33.5 %
HoC (Hoosic gravelly sandy loam)	22.1 %

d. What is the average depth to the water table on the project site? Average: 2.5 feet

e. Drainage status of project site soils:
☑ Well Drained: 22.1 % of site
☑ Moderately Well Drained: 33.5 % of site
☑ Poorly Drained 44.4 % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 77.9 % of site
☑ 10-15%: 22.1 % of site
☐ 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? ☐Yes ☑No
If Yes, describe: _____

h. Surface water features.

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

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

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

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

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

- Streams: Name Riverine Classification R3UBH
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Wetlands Approximate Size 0.04 ac
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ☑No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐Yes ☑No

j. Is the project site in the 100-year Floodplain? ☐Yes ☑No

k. Is the project site in the 500-year Floodplain? ☐Yes ☑No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐Yes ☑No
If Yes:
i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
birds rodents deer

n. Does the project site contain a designated significant natural community? ☐Yes ☑No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation):
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: acres
- Following completion of project as proposed: acres
- Gain or loss (indicate + or -): acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑Yes ☐No
If Yes:
i. Species and listing (endangered or threatened):
Indiana Bat

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐Yes ☑No
If Yes:
i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☑No
If yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐Yes ☑No
If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☑No
i. If Yes: acreage(s) on project site?
ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☑No
If Yes:
i. CEA name:
ii. Basis for designation:
iii. Designating agency and date:

e. 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? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

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

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

G. Verification

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

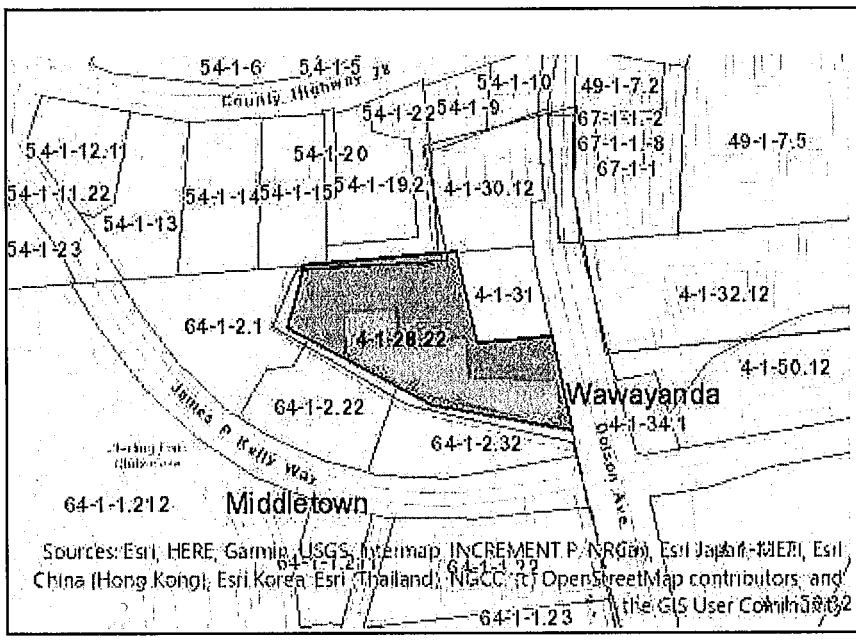
~~Applicant/Sponsor Name~~ Engineer Ross Winglovitz, PE Date 05/31/2024

Signature _____ Title Principal

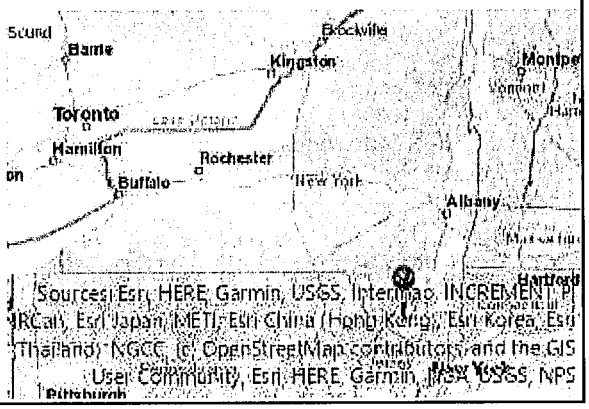
PRINT FORM

EAF Mapper Summary Report

Wednesday, November 22, 2023 8:21 AM



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.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	V00289, 336029
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No

E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

STONEFIELD

June 11, 2024

Town of Wawayanda
Planning Board
80 Ridgebury Hill Road
Slate Hill, NY 10973

RE: Traffic & Parking Assessment Report
Proposed Self-Storage Facility
James P. Kelly Way and Dolson Avenue
Section 4, Block 1, Lot 28.22; Section 54, Block, Lot 19.2; Section 64, Block 1, Lot 2.32
Town of Wawayanda and City of Middletown, Orange County, New York
SE&D Job No. NYC-240074

Dear Board Members:

Stonefield Engineering and Design, LLC ("Stonefield") has prepared this assessment to examine the potential traffic and parking impacts of the proposed self-storage facility on the adjacent roadway network. The subject property is located along the westerly side of New York State (NYS) Route 17M and is generally bounded by Orange County Route 78 (CR 78) to the north, James P. Kelly Way (Orange County Route 108 (CR 108)) to the south, and commercial properties to the west in the Town of Wawayanda and City of Middletown, Orange County, New York. The subject property is designated as Section 4, Block 1, Lot 28.22; Section 54, Block 1, Lot 19.2; and Section 64, Block 1, Lot 2.32 as depicted on the Orange County Tax Map. The site has approximately 215 feet of frontage along NYS Route 17M, approximately 485 feet of frontage along James P. Kelly Way, and approximately 85 feet of frontage along CR 78. The site currently contains a vacant one (1)-story masonry building with existing access provided via one (1) unsignalized full-movement driveway along CR 78 to the north, one (1) unsignalized right-in/right-out driveway along James P. Kelly Way to the south, and internal cross-access to the adjacent commercial site to the south that provides additional access via one (1) unsignalized right-in/right-out driveway along NYS route 17M to the east.

Under the proposed development program, the existing one (1)-story building would be razed and a three (3)-story, 105,807-square-foot self-storage facility would be constructed on the project site. Existing site access is proposed to be maintained in the future for the proposed project.

Existing Conditions

The subject property is located along the westerly side of NYS Route 17M and is generally bounded by CR 78 to the north, James P. Kelly Way to the south, and commercial properties to the west in the Town of Wawayanda and City of Middletown, Orange County, New York. The subject property is designated as Section 4, Block 1, Lot 28.22; Section 54, Block 1, Lot 19.2; and Section 64, Block 1, Lot 2.32 as depicted on the Orange County Tax Map. The site has approximately 215 feet of frontage along NYS Route 17M, approximately 485 feet of frontage along James P. Kelly Way, and approximately 85 feet of frontage along CR 78. Land uses in the study area are predominantly commercial.

New York State (NYS) Route 17M is classified as an urban minor arterial roadway with a general north-south orientation and is under the jurisdiction of the New York State Department of Transportation (NYSDOT). Along the site frontage, the roadway provides two (2) travel lanes in each direction with a dual left-turn median lane and additional exclusive turning lanes at key intersections. The roadway has a posted speed limit of 40 mph, curb is provided along both sides, sidewalk is provided intermittently along the westerly side of the roadway, shoulders are provided intermittently along both sides, and on-street parking is not permitted along either side

of the roadway. NYS Route 17M generally provides north-south mobility throughout Orange County for primarily commercial, industrial, and residential uses along its length.

James P. Kelly Way (Orange County Route 108 (CR 108)) is classified as a local roadway with a general east-west orientation and is under the jurisdiction of the City of Middletown. Along the site frontage, the roadway provides three (3) eastbound travel lanes, two (2) westbound travel lanes, and additional exclusive turning lanes at key intersections. The roadway has a posted speed limit of 30 mph, curb is provided along both sides, sidewalk is provided along the southerly side of the roadway, shoulders are not provided along either side, and on-street parking is not permitted along either side of the roadway. James P. Kelly Way provides access between NYS Route 17M to the east and CR 78 to the west for primarily commercial and residential uses along its length.

Orange County Route 78 (CR 78) is classified as an urban minor arterial roadway with a general north-south orientation and is under the jurisdiction of the City of Middletown. Along the site frontage, the roadway has an east-west orientation and provides one (1) travel lane in each direction with additional turning lanes at key intersections. The roadway has a posted speed limit of 30 mph, curb is provided intermittently along the southerly side of the roadway, sidewalk is not provided along either side, shoulders are not provided along either side, and on-street parking is not permitted along either side of the roadway. CR 78 provides access between NYS Route 211 to the north and NYS Route 17M to the south for primarily commercial, institutional, and residential uses along its length.

Dolsontown Road is classified as a local roadway with a general east-west orientation and is under the jurisdiction of the Town of Wawayanda. Proximate to the site, the roadway provides one (1) travel lane in each direction with additional turning lanes at key intersections. The roadway has a posted speed limit of 45 mph, curbs, sidewalks, and shoulders are not provided along either side, and on-street-parking is not permitted along either side of the roadway. Dolsontown Road provides access between NYS Route 17M to the west and the Schutt Road/Airport Road/Genung Street roundabout to the east for primarily commercial and residential uses along its length.

Abe Isseks Drive is classified as a local roadway with a general east-west orientation and is under the jurisdiction of the City of Middletown. Proximate to the site, the roadway provides one (1) travel lane in each direction with additional turning lanes at its intersection with NYS Route 17M. The roadway does not have a posted speed limit, curb is provided along both sides, sidewalk is not provided along either side, shoulders are not provided along either side, and on-street parking is not permitted along either side of the roadway. Abe Isseks Drive provides access to NYS Route 17M for primarily commercial and institutional uses as it serves as an access driveway for the Middletown Commons business center.

NYS Route 17M, James P. Kelly Way, and Dolsontown Road intersect to form a signalized four (4)-legged intersection. The northbound and southbound NYS Route 17M approaches each provide one (1) exclusive left-turn lane, one (1) exclusive through lane, and one (1) shared through/right-turn lane. The eastbound James P. Kelly Way approach provides one (1) exclusive left-turn lane, one (1) exclusive through lane, and one (1) exclusive right-turn lane. The westbound Dolsontown Road approach provides one (1) exclusive left-turn lane and one (1) shared through/right-turn lane. Crosswalks and pedestrian signals are not provided and pedestrian ramps are only provided for the west leg of the intersection.

NYS Route 17M, CR 78, and Abe Isseks Drive intersect to form a signalized four (4)-legged intersection. The northbound and southbound NYS Route 17M approaches each provide one (1) exclusive left-turn lane, one (1) exclusive through lane, and one (1) shared through/right-turn lane. The eastbound CR 78 and westbound Abe Isseks Drive approaches each provide one (1) shared left-turn/through lane and one (1) exclusive right-turn lane. Crosswalks, pedestrian signals, and pedestrian ramps are not provided at the intersection.

James P. Kelly Way and CR 78 intersect to form a three (3)-legged roundabout. The roundabout is accessible from an additional eastbound approach which is a continuation of CR 78. The roundabout provides two (2) entering and two (2) exiting lanes for the northbound James P. Kelly Way and eastbound CR 78

approaches; and provides one (1) entering and one (1) exiting lane for the westbound CR 78 approach. Crosswalks, pedestrian ramps, and pedestrian refuge islands are provided across all legs of the roundabout.

Trip Generation

Trip generation projections for the proposed self-storage facility were prepared utilizing the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition. Trip generation rates associated with Land Use 151 "Mini-Warehouse" were cited for the 105,807-square-foot self-storage facility. **Table 1** summarizes the weekday morning, weekday evening, and Saturday midday peak hour trip generation volumes associated with the proposed development.

TABLE 1 – PROJECTED TRIP GENERATION VOLUMES

	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Saturday Midday Peak Hour		
Land Use	**Enter**	**Exit**	**Total**	**Enter**	**Exit**	**Total**	**Enter**	**Exit**	**Total**
105,807 SF Self-Storage Facility *ITE Land Use 151 "Mini-Warehouse"*	6	4	10	7	9	16	11	7	18

The proposed self-storage facility is expected to generate 18 total new vehicle trips during the critical Saturday midday peak hour. Based on the Multimodal Transportation Impact Analysis for Site Development published by ITE, a peak hour trip increase of less than 50 vehicle trips would likely not change the level of service of the adjacent roadway system or appreciably increase the volume-to-capacity ratio of an intersection approach. As such, the proposed development is not anticipated to significantly impact traffic operations on the adjacent roadway network.

Site Circulation/Parking Supply

A review was conducted for the proposed self-storage facility using the Site Plan prepared by Engineering & Surveying Properties, PC ("ESP") dated May 31, 2024. In completing this review, particular attention was focused on site access, circulation, and parking supply.

Existing site access is proposed to be maintained in the future for the proposed project. The proposed self-storage facility would occupy the center portion of the property and two (2)-way site circulation would be provided via drive aisles ranging from 26 feet to 30 feet in width. A drive-in loading area will be provided on the eastern façade of the building. Parking will be provided along the eastern and northern façades of the building with land banked parking spaces also provided to the north of the building.

Regarding the parking requirements for the proposed development, the Town of Wawayanda Zoning Ordinance requires one (1) parking space per 2,000 square feet of floor area for storage facility uses (determined via ESP conversations with the Town Engineer). For the proposed 105,807 self-storage facility, this equates to 53 required spaces. The site would provide 53 total parking spaces, inclusive of two (2) ADA accessible parking spaces and 32 land banked parking spaces, which would meet the Town's parking requirement. The spaces would be nine (9) feet wide by 19 feet deep in accordance with Town of Wawayanda Zoning Ordinance and industry standards.

Conclusions

This report was prepared to examine the potential traffic impacts of the proposed self-storage facility. The analysis findings, which have been based on industry standard guidelines, indicate that the proposed development would not have a significant impact on the traffic operations of the adjacent roadway network. The site driveways and on-site layout have been designed to provide effective access to and from the subject property.

Based on Town of Wawayanda Zoning Ordinance parking requirements, the proposed parking supply (inclusive of land banked spaces) would be sufficient to support this project.

Please do not hesitate to contact our office if there are any questions.

Best regards,

Matthew Seckler, PE, PP, PTOE
Stonefield Engineering and Design, LLC

Nicholas Tortorella, PE
Stonefield Engineering and Design, LLC