

Exhibit VIII.C.1.e (Geological or Structural Defect in Project Site):

Submit as Exhibit VIII.C.1.e. a description of any geological or structural defect of the Project Site, and include a description of the engineering, design, and construction plans to remedy the defect. Indicate whether or not any of the Project Site is proposed to be located in a floodplain and, if so, include a description of the flood history of the site.

The Project Site does not contain any geological or structural defects that cannot be addressed through appropriate engineering design and construction techniques for the Project. Depth to bedrock is sufficient on the Project Site such that the Project will require limited rock excavation. Retaining walls will be used in appropriate locations to address steep sloped areas and proposed changes in topography for the Project. The Project Site is not located in a floodplain.

1. Geological Characteristics of Project Site

Regional geology maps indicate that the site geology generally consists of silt loam overlying glacial till soils that are product of deposition beneath glacier ice and is generally impervious. The till is underlain by shale, argillite, or siltstone bedrock. Portions of the site contain surficial soils consisting of dark brown to grayish brown silty clay and fine sand. These soils are very poorly drained and are formed from glacial lake deposits.

2. Engineering Design and Plans to Address Geological Conditions

A detailed description of the Project Site subsurface conditions and geological conditions relative to the proposed development are provided in the 2 June 2014 Preliminary Geotechnical Engineering Study Report, prepared by Langan Engineering, Environmental, Surveying, and Landscape Architecture, D.P.C. (See Exhibit VIII.C.1.f.). Engineering recommendations to address the general geological conditions at the site are summarized below.

1. Very dense soil with a considerable amount of cobbles and boulders was encountered throughout the site. The cobbles and boulders can be reused as fill provided they are placed in a manner that avoids “nesting” and formation of voids. In addition, the cobbles and boulders can be crushed to create roadway subbase.
2. Based on a previous geotechnical investigations already performed at the site, the Project is expected to require limited rock excavation. Rock excavation is anticipated to be possible with either large excavation equipment fitted with rock ripping teeth, or hydraulic hoe-ram. The extents of the rock excavation will be determined based on future geotechnical investigation at the site.
3. Portions of the on-site soils are sensitive to water exposure and are expected to be difficult to handle, place, and compact if they become excessively wet. The Contractor will make provisions to dry portions of the excavated material such as by discing/air drying, as necessary, during the earthwork operations. In addition, other construction methods will be employed to minimize the disturbance and softening of subgrade soils.
4. Existing wetland areas are present throughout the site and may contain soft and/or compressible soils. The subsurface conditions in these areas will be further evaluated during the future geotechnical investigation work. We expect that these areas will require removal of wet/soft organic and clay like soils prior to placement of fill. The removed organic and clay like soils can be placed in proposed landscape areas as fill and not require off-site disposal.
5. Retaining walls having heights up to approximately 75 feet may be necessary to achieve site grades due to the existing steep grades at the site. Several of the walls are planned to be tiered to soften the visual impact. These walls will require careful engineering design and construction execution.

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6. Due to the anticipated low permeability of the on-site soils, we expect that surface stormwater infiltration and underground recharge basins will not be feasible as stormwater disposal methods. Infiltration testing will be performed during the future geotechnical investigation to confirm the soil's infiltration capacity.
7. The proposed buildings can be supported on shallow foundations bearing on 1) approved, compacted fill, 2) the very dense glacial till, or 3) bedrock. The proposed buildings or heavily loaded portions of the buildings can also be supported on a mat foundation bearing on these same strata.

3. Floodplain

The Project Site is not located in a floodplain and has no history of flooding. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 36071C0129E, dated 8/3/09, does not show any floodplains on or near the Project Site (See Figure 1 - FEMA Map).

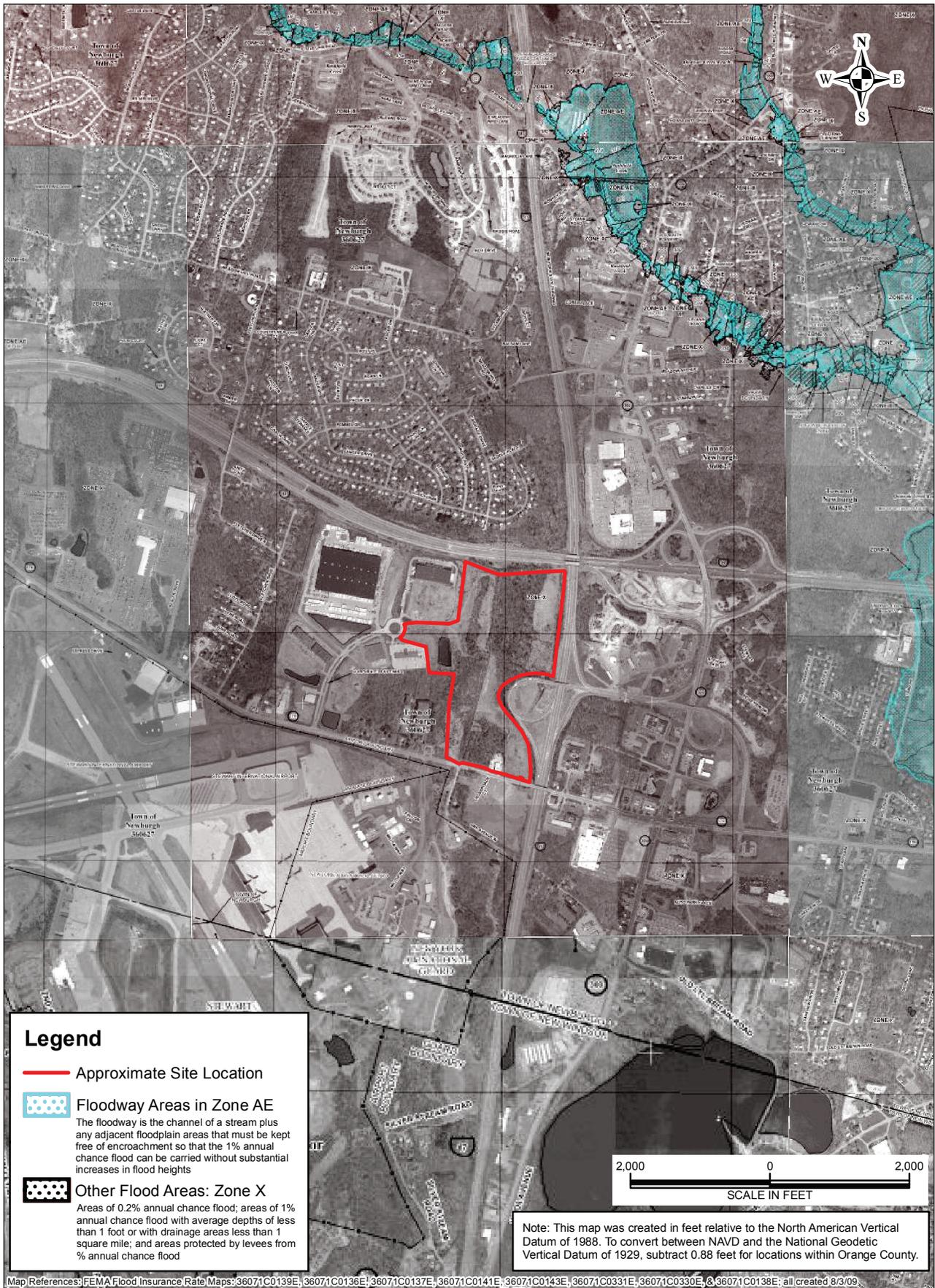
4. Steep Slopes

A steep slope is defined by the zoning code for Newburgh, New York as a contiguous area of at least 5,000 square feet containing a slope with a topographical gradient equal to or greater than 25%. The site consists of steep slopes on the east, west, and south portions of the site (See Figure 2 - Steep Slope Analysis). Steep slopes on both the east and the west sides of the site may present grading and drainage challenges. We designed the proposed development to address these challenges with pocket detention basins, stepped retaining walls, a multi-level garage, and a winding boulevard to reach the top of the site. Because it is one of the highest points in the area, steep slopes were used as a benefit, providing breathtaking views and a welcoming experience to the site.

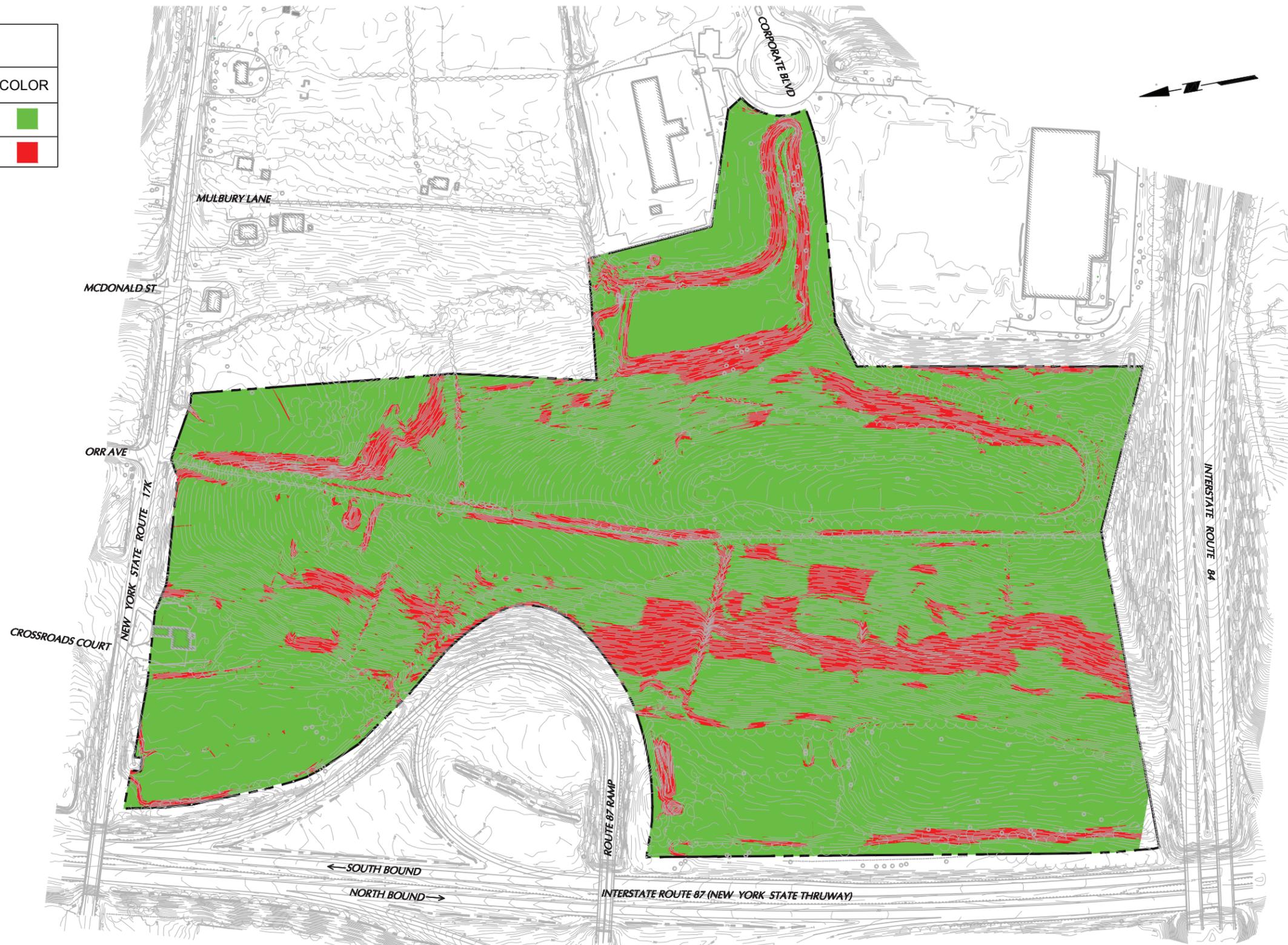
Attachments/Figures

Exhibit VIII.C.1.e. - Figure 1
Exhibit VIII.C.1.e. - Figure 2

FEMA Map
Steep Slope Analysis



SLOPES TABLE		
SLOPE	AREA (AC)	COLOR
0% TO 25%	73.1	■
≥ 25%	15.4	■



STEEP SLOPE ANALYSIS
FIGURE 2

PERKINS EASTMAN - LANGAN - THORNTON TOMASETTI - JAROS BAUM & BOLLES - CLEO DESIGN

Exhibit
VIII.C.1.e