

**PB# 01-28**

**Empire Properties  
(Quality Carton)**

**9-1-52**

Approved 7/25/01

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/24/2001

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 1-28

NAME: QUALITY CARTON LOADING DOCK ALTERATIONS  
APPLICANT: QUALITY CARTON

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
07/25/2001	PLANS STAMPED	APPROVED
03/28/2001	P.B. APPEARANCE	LA:ND WVE PH APPR
03/21/2001	WORKSHOP APPEARANCE	SUBMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/19/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 1-28  
NAME: QUALITY CARTON LOADING DOCK ALTERATIONS  
APPLICANT: QUALITY CARTON

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/27/2001	REC. CK. #001317	PAID		250.00	
03/28/2001	P.B. ATTY. FEE	CHG	35.00		
03/28/2001	MINUTES	CHG	18.00		
05/29/2001	P.B. ENGINEER FEE	CHG	127.50		
07/19/2001	RET. TO APPLICANT	CHG	69.50		
		TOTAL:	250.00	250.00	0.00

7/19/01

L.R.

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/06/2001

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 1-28  
NAME: QUALITY CARTON LOADING DOCK ALTERATIONS  
APPLICANT: QUALITY CARTON

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/28/2001	SITE PLAN APPROVAL FEE	CHG	100.00		
06/07/2001	REC. CK. #2288	PAID		100.00	
		TOTAL:	----- 100.00	----- 100.00	----- 0.00

AS OF: 05/29/2001

PAGE: 1

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 1716

NEW WINDEOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN TOWN OF NEW WINDEOR

TASK: 1 24

FOR WORK DONE PRIOR TO: 05/29/2001

TASK NO	TLC	DATE	TRAN	EMPL	AGE	DESCRIPTION---	RATE	HRS	TIME	DOLLARS		
										EXP	BILLED	BALANCE
1-28	78155	03/21/01	TIME	MJE	VS	EMPIRE PROP	85.00	0.40	34.00			
1-28	79017	03/27/01	TIME	MJE	MC	EMPIRE	85.00	0.50	42.50			
1-28	77744	03/28/01	TIME	MJC	MM	Empire final Appl	85.00	0.10	8.50			
									85.00			
1-28	121807	04/26/01				BILL 01-418					55.00	
											95.00	
1-28	150701	05/29/01	TIME	MJE	MC	Empire closeout	85.00	0.50	42.50			
						TASK TOTAL			127.50	0.00	-85.00	42.50
						GRAND TOTAL			127.50	0.00	-85.00	42.50

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/30/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 1-28

NAME: QUALITY CARTON LOADING DOCK ALTERATIONS  
APPLICANT: QUALITY CARTON

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/27/2001	REC. CK. #001317	PAID		250.00	
03/28/2001	P.B. ATTY. FEE	CHG	35.00		
03/28/2001	MINUTES	CHG	18.00		
05/29/2001	P.B. ENGINEER FEE	CHG	127.50		
		TOTAL:	180.50	250.00	-69.50

**Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611**

**RECEIPT  
#575-2001**

**06/19/2001**

*PB# 01-28 Approval fee*  
**Quality Carton, Inc**

**Received \$ 100.00 for Planning Board Fees on 06/19/2001. Thank you for stopping  
by the Town Clerk's office.**

**As always, it is our pleasure to serve you.**

**Deborah Green  
Town Clerk**



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

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

□ **Main Office**  
33 Airport Center Drive  
Suite #202  
New Windsor, New York 12553  
(845) 567-3100  
e-mail: mhery@att.net

□ **Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhpa@ptd.net

**MEMORANDUM**

(via fax)

29 May 2001

**TO: MYRA MASON, PLANNING BOARD SECRETARY**

**FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER**

**SUBJECT: EMPIRE PROPERTIES  
NWPB APP. NO. 01-28**



The subject project received approval at the 28 March 2001 meeting. The plan does not include any site improvements. Any re-striping of the parking lot will be done as part of the regular maintenance of the existing lot.

As such, no site improvement estimate is necessary.

I am not aware of any conditions of approval.

As such, I am attaching the closeout printout of our time such that you can close out the file.

Call if you have any questions.



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

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY  
and PENNSYLVANIA

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33 Airport Center Drive  
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New Windsor, New York 12553  
(845) 567-3100  
e-mail: mheny@att.net
- **Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhepa@ptd.net

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** EMPIRE PROPERTIES (QUALITY CARTON) SITE PLAN AM.  
**PROJECT LOCATION:** 21 RUSCITTI ROAD  
SECTION 9 – BLOCK 1 – LOT 52  
**PROJECT NUMBER:** 01-28  
**DATE:** 28 MARCH 2001  
**DESCRIPTION:** THE APPLICATION INVOLVES A SITE PLAN AMENDMENT FOR  
THE ADDITION OF A LOADING DOCK AT THE EXISTING  
BUILDING.

1. The property is located in the PI zoning district of the Town. The “required” bulk information is correct with the exception of the parking calculation. The code requires the greater of 1 per 2 employees or 1 per 1000 sq.ft.

Since this is an existing condition, the Board may wish to accept this as a pre-existing, non-conforming condition. If so accepted for this use, a note should be added to the plan.

The “proposed” bulk values on the plan require correction such that the plan on record is accurate. The corrections have nothing to do with this application before the Board.

2. The proposed loading dock has a greater setback than the existing building to the south. As such, I see no zoning issue with the proposed dock.
3. The plan and application also note a proposed mansard roof improvement. There are no zoning issues regarding this item.
4. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.

5. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.
6. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan Amendment, per its discretionary judgment under Paragraph 48-19.C of the Town Zoning Local Law.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

MJE/st

NW01-28-28Mar01.doc

REGULAR ITEMS:

EMPIRE PROPERTIES (QUALITY CARTON) SITE PLAN AMENDMENT  
(01-28) Ruscitti Road - Proposed loading dock with  
roof.

Mr. Jay S. Klein appeared before the Board for this proposal.

MR. PETRO: This is an amendment to the existing site plan I believe. This application involves a site plan amendment for the addition of a loading dock at the existing building.

MR. KLEIN: Mr. Chairman and members of the Board, Jay S. Klein representing Empire Properties, L.L.C. from Rockland County and the primary owner of Quality Carton. The principal of the concern is Mr. Jack Berretta (ph.). Mr. Berretta is here this evening. Very simple and plain, the intent is to, Mr. Berretta owns a and carries on a manufacturing and storage facility, what used to be seven or eight years ago the Dennis Monarch. Mr. Berretta took over the property in approximately 1995, '96 and is carrying on an operation here. And with the increased operation and increased success, he finds it necessary to improve his circulation and etc. and build a loading dock. Open loading dock, actually 65 feet long, 15 feet of which is actually an outside condenser room, concrete block, it's part of the loading dock.

MR. PETRO: Is there a roof on the loading dock?

MR. KLEIN: There is a loading dock roof, yes. We have an open roof. We have a steel frame metal deck open to the outside.

MR. PETRO: Mark, Note No. 1 with the parking.

MR. EDSALL: Yes.

MR. PETRO: I don't really think that's a problem with this. I'm mean, we're talking about a loading dock, the parking is pre-existing.

MR. EDSALL: Absolutely, it's not a problem. I just want the plan to be clear so that once you stamp it the information is correct.

MR. LANDER: Jay, up on the left-hand corner of that,

addition 1985, that's not the loading dock we're talking about now?

MR. KLEIN: 1985, no, was the addition that was put on there. It probably shouldn't have been shown this way, but that was an addition that we put on there. Jimmy Beasler (ph.) was the builder. At the time it was Dennis Monarch. And what that is is an existing 93,000 square foot building, actually, 94,000.

MR. LANDER: The darkened area --

MR. KLEIN: The darkened area, yeah, that was put on. Originally, what they wanted to do was add 20,000 square foot there and then add another 20,000 square foot over here too, but that was never done.

MR. PETRO: A motion for Lead Agency.

MR. LANDER: So moved.

MR. KARNAVEZOS: Second.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself Lead Agency for the Empire Properties amended site plan. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. BRESNAN	AYE
MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: We have water approval on March 22nd, 2001 and fire approval on March 22nd, 2001. Public hearing, gentlemen?

MR. KARNAVEZOS: I don't think so.

MR. LANDER: For a loading dock? I don't think so.

MR. PETRO: Make a motion?

MR. LANDER: So moved.

MR. KARNAVEZOS: Second.

MR. LANDER: Waive.

MR. PETRO: A motion has been made and seconded that the New Windsor Planning Board waive the public hearing under its discretionary judgment for the Empire Properties amended site plan. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. BRESNAN            AYE  
MR. ARGENIO           AYE  
MR. KARNAVEZOS       AYE  
MR. LANDER            AYE  
MR. PETRO             AYE

MR. PETRO: I don't think we're impacting the environment here or any other part anything under the SEQRA process that would pertain to. Make a motion.

MR. KARNAVEZOS: So moved.

MR. BRESNAN: Second.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare a neg. dec. for the Empire Properties site plan amendment. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. BRESNAN            AYE  
MR. ARGENIO           AYE  
MR. KARNAVEZOS       AYE  
MR. LANDER            AYE  
MR. PETRO             AYE

MR. PETRO: Mark has no further comments. I think this is very minor in nature but it's part of the law it has to be done. We reviewed it and I'll take a motion for final approval.

MR. BRESNAN: So moved.

MR. KARNAVEZOS: Second.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval for the Empire Properties amended site plan. That is on Ruscitti Road; right?

MR. KARNAVEZOS: Correct.

MR. PETRO: Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. BRESNAN	AYE
MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. KLEIN: I've got to say one thing. Maybe 15 years ago when his father was on this board, there was a certain thing that went through there and it was pretty fast. This was actually quicker. Thank you very much.



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/28/2001

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 1-28

NAME: QUALITY CARTON LOADING DOCK ALTERATIONS

APPLICANT: QUALITY CARTON

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	03/21/2001	MUNICIPAL HIGHWAY	/ /	
ORIG	03/21/2001	MUNICIPAL WATER	03/22/2001	APPROVED
ORIG	03/21/2001	MUNICIPAL SEWER	/ /	
ORIG	03/21/2001	MUNICIPAL FIRE	03/22/2001	APPROVED
ORIG	03/21/2001	NYS DOT	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/28/2001

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
O [Disap, Appr]

FOR PROJECT NUMBER: 1-28

NAME: QUALITY CARTON LOADING DOCK ALTERATIONS  
APPLICANT: QUALITY CARTON

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
03/21/2001	WORKSHOP APPEARANCE	SUBMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/27/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 1-28  
NAME: QUALITY CARTON LOADING DOCK ALTERATIONS  
APPLICANT: QUALITY CARTON

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/27/2001	REC. CK. #001317	PAID		250.00	
		TOTAL:	0.00	250.00	-250.00



Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#230-2001**

03/22/2001

PB# 01-28 App Fee.  
Empire Properties LLC

Received \$ 100.00 for Planning Board Fees, on 03/22/2001. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk

**INTER-OFFICE CORRESPONCE**

**TO: Town Planning Board**

**FROM: Town Fire Inspector**

**DATE: March 22, 2001**

**SUBJECT: Quality Carton, Inc.**

**Planning Board Reference Number: PB-01-28**

**Dated: 21 March 2001**

**Fire Prevention Reference Number: FPS-01-016**

**A review of the above referenced subject site plan was conducted on 22 March 2001.**

**This site plan is acceptable.**

**Plans Dated: 20 March 2001**



**Robert F. Rodgers**



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

**01-28**

DATE PLAN RECEIVED: \_\_\_\_\_

RECEIVED

MAR 21 1991

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by \_\_\_\_\_

\_\_\_\_\_ for the building or subdivision of \_\_\_\_\_

21 Ruscitti rd.

has been

reviewed by me and is approved

~~disapproved~~ \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_

This property has town water. Notify  
water dept. if necessary for location of water-  
service.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
DATE

John Didis  
WATER SUPERINTENDENT

3-22-91  
DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- Branch Office  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # 01-28

WORK SESSION DATE: 21 MAR 01 APPLICANT RESUB. REQUIRED: full app

REAPPEARANCE AT W/S REQUESTED: no

PROJECT NAME: Empire Properties S/P Am.

PROJECT STATUS: NEW  OLD

REPRESENTATIVE PRESENT: Jay Klein

MUNIC REPS PRESENT: BLDG INSP. \_\_\_\_\_  
 FIRE INSP.  \_\_\_\_\_  
 ENGINEER  \_\_\_\_\_  
 PLANNER \_\_\_\_\_  
 P/B CHMN. \_\_\_\_\_  
 OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Jack Baretta - Quality Center - Skatburg

Dennis Monarch

Ruscetti (McArthur)

adding 18' x 50' loading dock plus  
adjacent 15' x 18' dock pad for equip

Comments either  
relocate or remove  
pts space. last spaces

- CLOSING STATUS →  
 Set for agenda  
 possible agenda item  
 Discussion item for agenda  
 ZBA referral on agenda

pbwsform 10MJE98

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (914) 563-4615  
Fax: (914) 563-4693

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_ Lot Line Change \_\_\_ Site Plan  Special Permit \_\_\_

Tax Map Designation: Sec. 9 Block 1 Lot 52

BUILDING DEPARTMENT REFERRAL NUMBER PA2001-0166 SBL # 9-152

1. Name of Project ADDITION - ALTERATIONS LOADING DOCK

2. Owner of Record EMPIRE PROPERTIES LLC Phone 753-5811

Address: STERLING MINE RD., SLOATSBURG, NY 10974  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant QUALITY CARTON, INC Phone 561-2300

Address: 21 RUSCITTI ROAD, NEW WINDSOR, NY 12508  
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan JAY S. KLEIN, RA Phone 566-6111

Address: 49 GREENSHIRE WAY, WALDEN, NY 12586  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney - Phone -

Address -  
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting: call # 914-755-0579  
JAY S. KLEIN 566-6111  
(Name) (Phone)

7. Project Location: On the W side of RUSCITTI RD 1000 feet  
(Direction) (Street) (No.)  
NORTH of WALNUT AVENUE  
(Direction) (Street)

8. Project Data: Acreage 5.8 Zone PI School Dist. CON. NEWB. SCH. DIST

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes \_\_\_\_\_ No ✓

**\*This information can be verified in the Assessor's Office.**

**\*If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Description of Project: (Use, Size, Number of Lots, etc.) LOADING DOCK AND MAUSARD ROOF ADDITION

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes \_\_\_\_\_ no ✓

12. Has a Special Permit previously been granted for this property? yes ✓ no \_\_\_\_\_

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

20<sup>th</sup> DAY OF March 19 2001

[Signature]  
APPLICANT'S SIGNATURE

JB X

JOHN J. BARATTA  
Please Print Applicant's Name as Signed

NOTARY PUBLIC

[Signature]  
No. 6005082  
Notary Public, State of New York  
Qualified in Orange County  
My Commission Expires 04/06/2002

TOWN USE ONLY  
RECEIVED

MAR 21 2001

DATE APPLICATION RECEIVED

**01-28**

PA 2001-0166

APPLICATION NUMBER

RECEIVED  
MAR 21 2001

X

**APPLICANT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

EMPIRE PROPERTIES LLC

(OWNER)

, deposes and says that he resides

at 100 STERLING MINE ROAD SLOATSBURGH in the County of ROCKLAND  
(OWNER'S ADDRESS)

and State of NEW YORK and that he is the owner of property tax map

(Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_)

designation number (Sec. 9 Block 1 Lot 52) which is the premises described in

the foregoing application and that he authorizes:

JAY S. KLEIN, 49 GREENSHIRE WAY, WALDEN, NY 12586  
(Applicant Name & Address, if different from owner)

JAY S. KLEIN, 49 GREENSHIRE WAY, WALDEN, NY 12586  
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 3-19-2001

[Signature] MEMBER  
Owner's Signature

[Signature]  
Witness' Signature

Applicant's Signature if different than owner

[Signature]  
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

RECEIVED  
MAR 21 2001

01-28

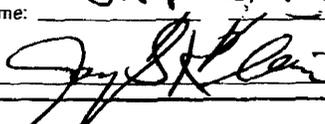
PROJECT I.D. NUMBER

617.21  
Appendix C

SEQR

State Environmental Quality Review  
**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
For UNLISTED ACTIONS Only

**PART I—PROJECT INFORMATION** (To be completed by Applicant or Project sponsor)

<p>1. APPLICANT /SPONSOR <b>JAY S. KLEIN</b></p>	<p>2. PROJECT NAME <b>LOADING DOCK ADDITION &amp; ALTERATIONS</b></p>
<p>3. PROJECT LOCATION: Municipality <b>T.O. NBW WINDSOR</b> County <b>ORANGE</b></p>	
<p>4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <b>21 ROSCETTI ROAD NBW WINDSOR, NY 12553</b></p>	
<p>5. IS PROPOSED ACTION:  <input type="checkbox"/> New    <input type="checkbox"/> Expansion    <input checked="" type="checkbox"/> Modification/alteration</p>	
<p>6. DESCRIBE PROJECT BRIEFLY: <b>LOADING DOCK AND MANSARD ROOF ADDITION</b></p>	
<p>7. AMOUNT OF LAND AFFECTED: Initially <b>0.027</b> acres    Ultimately <b>0.027</b> acres</p>	
<p>8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?  <input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No    If No, describe briefly</p>	
<p>9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?  <input type="checkbox"/> Residential    <input checked="" type="checkbox"/> Industrial    <input type="checkbox"/> Commercial    <input type="checkbox"/> Agriculture    <input type="checkbox"/> Park/Forest/Open space    <input type="checkbox"/> Other Describe:</p>	
<p>10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?  <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No    If yes, list agency(s) and permit/approvals</p>	
<p>11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?  <input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No    If yes, list agency name and permit/approval</p>	
<p>12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?  <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No</p>	
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <b>JAY S. KLEIN - ARCHITECT</b> Date: <b>March 16, '01</b></p> <p>Signature: </p>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

RECEIVED OVER  
1  
MAR 21 2001

01-28

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.  
 Yes  No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.  
 Yes  No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?  
 Yes  No If Yes, explain briefly

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

\_\_\_\_\_  
 Name of Lead Agency

\_\_\_\_\_  
 Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
 Title of Responsible Officer

\_\_\_\_\_  
 Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
 Signature of Preparer (If different from responsible officer)

\_\_\_\_\_  
 Date

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2001/08/21  
"XX"

## ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

THIS PROPERTY IS NOT IN  
A FLOOD ZONE.

Gay S. Klein, RA

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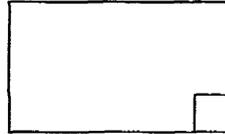
TOWN NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

ITEM

- 1.  Site Plan Title
- 2.  Provide 4" wide X 2" high box (IN THE LOWEST RIGHT CORNER OF THE PLAN) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SITE PLAN).

SAMPLE:



- 3.  Applicant's Name(s)
- 4.  Applicant's Address
- 5.  Site Plan Preparer's Name
- 6.  Site Plan Preparer's Address
- 7.  Drawing Date
- 8.  Revision Dates
- 9.  Area Map Inset and Site Designation
- 10.  Properties within 500' of site
- 11.  Property Owners (Item #10)
- 12.  Plot Plan
- 13.  Scale (1" = 50' or lesser)
- 14.  Metes and Bounds
- 15.  Zoning Designation
- 16.  North Arrow
- 17.  Abutting Property Owners
- 18.  Existing Building Locations
- 19.  Existing Paved Areas
- 20.  Existing Vegetation
- 21.  Existing Access & Egress

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**PROPOSED IMPROVEMENTS**

- 22.  Landscaping
- 23.  Exterior Lighting
- 24.  Screening
- 25.  Access & Egress
- 26.  Parking Areas
- 27.  Loading Areas
- 28.  Paving Details (Items 25 - 27)
- 29.  Curbing Locations
- 30.  Curbing through section
- 31.  Catch Basin Locations
- 32.  Catch Basin Through Section
- 33.  Storm Drainage
- 34.  Refuse Storage
- 35.  Other Outdoor Storage
- 36.  Water Supply
- 37.  Sanitary Disposal System
- 38.  Fire Hydrants
- 39.  Building Locations
- 40.  Building Setbacks
- 41.  Front Building Elevations
- 42.  Divisions of Occupancy
- 43.  Sign Details
- 44.  Bulk Table Inset
- 45.  Property Area (Nearest 100 sq. ft.)
- 46.  Building Coverage (sq. ft.)
- 47.  Building Coverage (% of total area)
- 48.  Pavement Coverage (sq. ft.)
- 49.  Pavement Coverage (% of total area)
- 50.  Open Space (sq. ft.)
- 51.  Open Space (% of total area)
- 52.  No. of parking spaces proposed
- 53.  No. of parking spaces required

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**REFERRING TO QUESTION 9 ON THE APPLICATION FOR THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:**

- 54.   CNA   Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
  
- 55.   ✓   A disclosure Statement, in the form set below, must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

A Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasee shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

**PREPARER'S ACKNOWLEDGMENT:**

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:   Jay S. Klein     March 16, 2001    
License Professional                      Date

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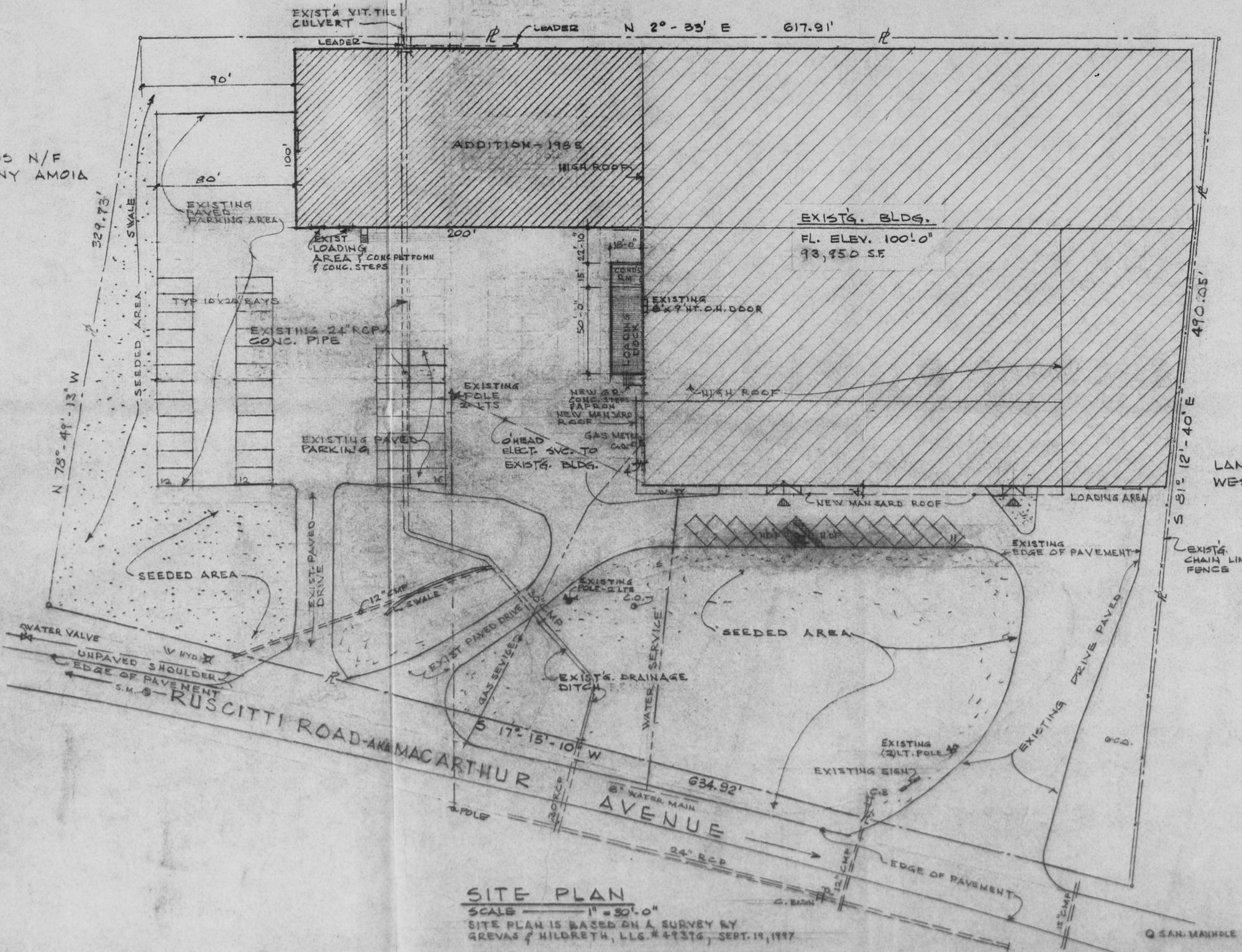


LANDS N/F ERIE R.R. CO.

☐ R.R. TRACKS

LANDS N/F ANTHONY AMOIA

LANDS N/F WESTCHESTER COLPROVIA CORP.

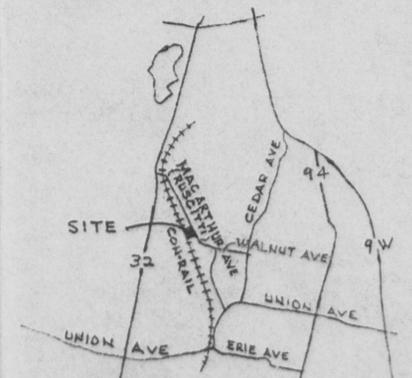


P.I. - PLANNED INDUSTRIAL

	MIN.	HAVE
SITE AREA	40,000 S.F.	5.8 ACRES
LOT WIDTH	150'	617.91'
FRONT YARD	50'	240'
SIDE YARD	15/40'	90'
REAR YARD	20'	12' EXIST'G BLDG.
MAX. HT.	12' FT. DIST. NR. LOT LINE	EXIST'G BLDG. IS 18' HIGH
PARKING	1 PER 2 EMPLOYEES (50) 25 SPACES	51 SPACES TOTAL (INCLUDES 2 HANDICAPPED SPACES)
FLOOR AREA RATIO	.6	.37

SITE INFORMATION

DISTRICT	P.I.
AREA	± 5.8 ACRES
SECTION	9
BLOCK	1
LOT NO.	52



KEY PLAN N.T.S.

**SITE PLAN**  
 SCALE 1" = 30'.0"  
 SITE PLAN IS BASED ON A SURVEY BY GREVAS & HILDRETH, L.L.C. #49376, SEPT. 19, 1997

ADDITION-LOADING DOCK & ALTR'S  
 QUALITY CARTON, INC.  
 21 RUSCITTI ROAD NEW WINDSOR, N.Y.  
 JAY S. KLEIN - ARCHITECT  
 87 GREENSHIRE WAY WALDEN, N.Y.  
 MARCH 22, 2001 APRN 311-01



APPROVAL GRANTED BY TOWN OF NEW WINDSOR  
 INT 25 2001  
 By James P. Piro, Jr., Chairman  
 James Brachant, Secretary  
 NEW WINDSOR PLANNING BOARD

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