

PB# 01-37

**20th Century Towing
(Amended SP)**

21-2-9.1

Approved 1-10-02

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/15/2002

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 1-37

NAME: 20th CENTURY TOWING SITE PLAN AMENDMENT

APPLICANT: TORPEY, PATRICK

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
01/10/2002	PLANS STAMPED	APPROVED
10/10/2001	P.B. APPEARANCE . SUBMIT COST ESTIMATE	ND:CLOSE PH APPROVE
08/22/2001	P.B. APPEARANCE	SET PH - REVISE
05/23/2001	P.B. APPEARANCE . REFER TO ZBA FOR INTERPRETATION AND/OR VARIANCE WITH . POSITIVE RECOMMENDATION. - NEED TO SUPPLY A DEED TO ANDY . KRIEGER FOR COMBINATION OF LOTS.	REFER TO ZBA
05/02/2001	WORK SESSION APPEARANCE	SUBMIT
04/04/2001	WORK SESSION APPEARANCE	REVISE & RET TO WS
01/03/2001	WORK SESSION APPEARANCE	REVISE & RET TO WS
10/18/2000	WORK SESSION APPEARANCE	REVISE & RET TO WS
09/20/2000	WORK SESSION APPEARANCE	REVISE & RET TO WS
04/05/2000	WORK SESSION APPEARANCE	REVISE & RET TO WS
06/02/1999	WORK SESSION APPEARANCE	RET TO WS



**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: mhpe@pld.net

MEMORANDUM

(via fax)

5 November 2001

TO: MYRA MASON, PLANNING BOARD SECRETARY

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

**SUBJECT: 20th CENTURY SITE PLAN
NWPB APP. NO. 01-37**



It is my understanding that the Planning Board has approved the subject application without any conditions of approval. As such, it is my understanding that the plan is approved as previously submitted.

With regard to the cost estimate, the corrected amount for the site improvements is \$1138 as per the attached markup.

A printout of our time is attached hereto.

Call if you have any further questions.

AS OF: 11/05/2001

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINSOR

TASK: 1-37

FOR WORK DONE PRIOR TO: 11/05/2001

TASK-NO	REC	DATE	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS	TIME	DOLLARS		
									EXP	BILLED	BALANCE
1-37	151425	04/05/00	TIME	MJE	WS 20TH CENT L/L DISC	85.00	0.40	34.00			
1-37	161420	08/21/00	TIME	MJE	MC 20TH CENT TOWING	85.00	0.40	34.00			
1-37	163557	09/20/00	TIME	MJE	WS 20TH CENT TOWING	85.00	0.40	34.00			
1-37	165482	10/18/00	TIME	MJE	WS 20TH CENT TOWING	85.00	0.50	42.50			
1-37	180413	04/04/01	TIME	MJE	WS 20 CENT TOW	85.00	0.40	34.00			
1-37	181433	05/02/01	TIME	MJE	WS 20TH CENT TOWING	85.00	0.40	34.00			
1-37	183493	05/23/01	TIME	MJE	MM 20th CENT TO ZBA	85.00	0.10	8.50			
1-37	183495	05/23/01	TIME	MJE	MC 20TH CENT	85.00	0.50	42.50			
1-37	186461	06/20/01	TIME	MJE	MC ZBA REFERRAL	85.00	0.50	42.50			
									306.00		
1-37	185933	06/18/01			BILL 01 616					-263.50	
1-37	185939	06/30/01			BILL 1 23 7/26/01					42.50	
											306.00
1-37	182509	08/22/01	TIME	MJE	MC 20TH CENT S/P	85.00	0.50	42.50			
1-37	184550	09/05/01	TIME	MJE	WS 20TH CENT S/P	85.00	0.40	34.00			
1-37	188069	10/10/01	TIME	MJE	MC 20TH CENT S/P	85.00	0.50	42.50			
1-37	189415	10/10/01	TIME	MJE	MM 20thCent Cond S/P AP	85.00	0.10	8.50			
									127.50		
1-37	200011	10/25/01			BILL 01 584					-127.50	
											127.50
1-37	200480	11/05/01	TIME	MJE	MM 20th Cent CLOSEOUT	85.00	0.50	42.50			
TASK TOTAL								475.00	0.00	-433.50	42.50
GRAND TOTAL								475.00	0.00	-433.50	42.50

**PREVIOUS
DOCUMENT
IN POOR
ORIGINAL
CONDITION**

**CUOMO ENGINEERING
 1016 WORLD TRADE WAY
 STEWART INTERNATIONAL AIRPORT
 NEW WINDSOR, NEW YORK 12553
 PHONE: (845) 567-0063
 FAX: (845) 567-9145**

JOB # 00312

October 26, 2001

Estimate for 20th Century Site Plan and AutoBody.

Striping and space Delineation	^{@8} 11 spaces	\$100.00	88
Handicap Parking Signs and Delineation	^{@15} 2 spaces	\$100.00	250
Chain Link Double Swing Fence and Gate			\$200.00
		\$1,000.00	1138

If you have any questions or comments, please do not hesitate to call our office.

Paul V. Cuomo
**PAUL V. CUOMO P.E.
 STRUCTURAL ENGINEER.**



Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4811

RECEIPT
#29-2002

01/09/2002

20th Century Towing, Inc. *#01-37 Approval Fee*

Received \$ 100.00 for Planning Board Fees, on 01/09/2002. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/09/2002

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 1-37
NAME: 20th CENTURY TOWING SITE PLAN AMENDMENT
APPLICANT: TORPEY, PATRICK

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/05/2001	2% OF COST EST (1138.00)	CHG	22.00		
01/09/2002	REC. CK. #6265	PAID		22.00	
		TOTAL:	22.00	22.00	0.00



PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/09/2002

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 1-37
NAME: 20th CENTURY TOWING SITE PLAN AMENDMENT
APPLICANT: TORPEY, PATRICK

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/14/2001	REC. CK. #1506	PAID		750.00	
05/23/2001	P.B. ATTY. FEE	CHG	35.00		
05/23/2001	P.B. MINUTES	CHG	31.50		
08/22/2001	P.B. ATTY. FEE	CHG	35.00		
08/22/2001	P.B. MINUTES	CHG	22.50		
10/10/2001	P.B. ATTY. FEE	CHG	35.00		
10/10/2001	P.B. MINUTES	CHG	22.50		
11/05/2001	P.B. ENGINEER	CHG	476.00		
01/09/2002	RET. TO APPLICANT	CHG	92.50		
		TOTAL:	750.00	750.00	0.00

1/9/02
L.R.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/04/2002

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 1-37
NAME: 20th CENTURY TOWING SITE PLAN AMENDMENT
APPLICANT: TORPEY, PATRICK

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/14/2001	REC. CK. #1506	PAID		750.00	
05/23/2001	P.B. ATTY. FEE	CHG	35.00		
05/23/2001	P.B. MINUTES	CHG	31.50		
08/22/2001	P.B. ATTY. FEE	CHG	35.00		
08/22/2001	P.B. MINUTES	CHG	22.50		
10/10/2001	P.B. ATTY. FEE	CHG	35.00		
10/10/2001	P.B. MINUTES	CHG	22.50		
11/05/2001	P.B. ENGINEER	CHG	476.00		
		TOTAL:	657.50	750.00	-92.50

20TH CENTURY TOWING SITE PLAN AND SPECIAL PERMIT
(01-37)

Mr. Paul Cuomo and Mr. Pat Torpey appeared before the board for this proposal.

MR. PETRO: This project involved change for the existing site plan to include the addition of the property to the east with use of the same as repair bays and related office. This plan was previously reviewed at the 23 May, 2001 and 22 August, 2001 planning board meetings. It's before the board tonight for a public hearing. This is a non-conforming use and is not permitted in the zone. But what's happened here and we have discussed this before, we have eliminated a property line and added the next property to the property that Mr. Torpey already owns and it's all become a non-conforming use and that's the way, we did not go to the zoning board, why we did not go to the zoning board. We thought that would be an easier road, I think that this road is very tough, but in reality, it's not.

MR. TORPEY: This might be the last time I ever see you again.

MR. LANDER: I don't know about that.

MR. PETRO: Paul, do you want to make a presentation for the public please and for us?

MR. CUOMO: Well, this is a combination of two properties into one and 20th Century Towing had this portion over here up to this point here, can you see that, and then we combined it together and we want to make one unit here, whereby 20th Century has parking here also a bay here and an office in the old, there used to be an old tavern, gin mill, whatever you want to call it and Mr. Torpey bought the tavern.

MR. LANDER: Do you know whether Andy Krieger has seen the combining of the deeds?

MR. KRIEGER: I'm looking at it right now, I would

prefer that the board go around and I'll continue to look at it.

MR. LANDER: Sure, we'll get back to that, thank you. So let me ask Mr. Torpey, you're going to add a bay on right at the very end of that?

MR. TORPEY: I'm not adding nothing.

MR. LANDER: What's the little block, looks like it's circled with a one in it?

MR. TORPEY: That's my private parking spot.

MR. LANDER: You going to have to raise the roof on that building?

MR. TORPEY: No, we're not going to drink much.

MR. LANDER: It's going to be a body shop and office?

MR. TORPEY: No.

MR. LANDER: What's going to be in there?

MR. TORPEY: No, I'm just going to, really, I'm going to separate the two, that little building there will be, I'll be running the towing out of there, all the cleanups, selling a couple little cars from, the other shop is going to be 20th Century Collision Center that will be a whole separate ball game, I'm not going to do body work in there, just really going to be cleanup from the body shop, I'll be really just detailing cars.

MR. PETRO: Are you selling cars now where you are?

MR. TORPEY: Yes.

MR. PETRO: What zone is that? I should know that.

MR. BABCOCK: It's PI.

MR. TORPEY: It's in with the grandfather thing and I'm really not selling-selling, you don't see any cars out there for sale, one, two.

MR. LANDER: I always see wrecked ones.

MR. TORPEY: That's why, that's cause I'm busy.

MR. LANDER: You're going to have your office, you're going to do some detailing?

MR. TORPEY: Office, two bay detail shop and running the towing out of it, this shop here I've outgrown it, the office, I'm going to make a nice office down below.

MR. LANDER: You have two overhead doors?

MR. TORPEY: Where the two windows are, I'm going to pull the two garage doors, I'm not going to put no lifts, just going to be a nice, clean shop, just for my own stuff.

MR. LANDER: You going to park anything in the back?

MR. TORPEY: What I'm going to do is probably park the four trucks along that side and that's it, the back, I'm going to fence it but you ain't gonna see nothing.

MR. LANDER: Cause you put privacy slats on the fence that you had before.

MR. TORPEY: People got upset with that.

MR. LANDER: Privacy slats?

MR. TORPEY: Yeah, I got people complaining they want to see wrecked cars. I couldn't believe it lot, of people stopped and yelled, they said wow, the town made you do that? No, I did before they told me to.

MR. PETRO: All right, we're going to be here till midnight. September 18, 2001, 20 envelopes went out for notice of public hearing. Is there anyone here who'd like to speak on behalf of this application or against it?

MR. VAN LEEUWEN: He's a very questionable character, he sat here and gave me the finger. He has too many

cars in the yard.

MR. TORPEY: He's upset with me because I'm Dutch.

MR. PETRO: What's your name?

MR. VAN LEEUWEN: Van Leeuwen.

MR. PETRO: Are you a resident of New Windsor?

MR. VAN LEEUWEN: Absolutely, 70 Windsor Highway.

MR. PETRO: Motion to close.

MR. ARGENIO: Motion.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded and approved by the board to close the public hearing.

ROLL CALL

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

MR. PETRO: At this time, I'll open it back up to the board for further review.

MR. ARGENIO: The paper's worn out.

MR. PETRO: We need to hear from Andy that the lots are combined.

MR. KRIEGER: Deed's fine, that's what I wanted him to do.

MR. PETRO: Motion for negative dec.

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded for negative dec. Is there any further discussion? If not, roll call.

ROLL CALL

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

MR. PETRO: Motion for final approval?

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the 20th Century site plan on 200 Union Avenue. And I believe the only subject-to would be bond estimate you have to put up according to Chapter 19 of the Town Code you have to put up a bond.

MR. BABCOCK: It's a bond estimate for all the work that has to be done, the paving the lot, the striping and any blacktop that has to be done. Paul knows that.

MR. CUOMO: I'll make the bond up for you.



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

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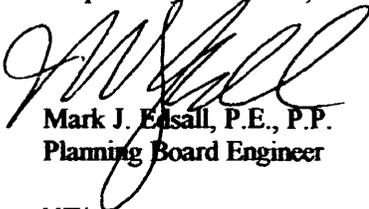
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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: 20th CENTURY SITE PLAN
PROJECT LOCATION: 200 UNION AVENUE
SECTION 21 – BLOCK 2 – LOT 9.1
PROJECT NUMBER: 01-37
DATE: 10 OCTOBER 2001
DESCRIPTION: THE PROJECT INVOLVES A CHANGE TO THE EXISTING SITE PLAN, TO INCLUDE THE ADDITION OF THE PROPERTY TO THE EAST, WITH USE OF SAME AS REPAIR BAYS AND RELATED OFFICE. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 23 MAY 2001 AND 22 AUGUST 2001 PLANNING BOARD MEETINGS, AND IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. The property is located in the PI Zoning District of the Town. The use is existing non-conforming, and is not permitted in the zone. Bulk values for the use (from the NC zone) are shown for reference only.
2. The Board previously determined that the plan is adequate in content for site plan review. All corrections noted on my previous comment sheets have been accomplished.
3. The applicant was previously advised on several occasions that they have to properly combine the lots into a single lot. Documentation to this effect was to be submitted to Andy Krieger. We should verify that Andy has received the documentation and same is acceptable.
4. The Planning Board should insure that the SEQRA process has been completed, before considering any approval action.
5. The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Chapter 19 of the Town Code.

Respectfully Submitted,



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

MJE/st
NW01-37-10 Oct01.doc

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE
 THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE



TYPE NAME(S) OF PARTY(S) TO DOCUMENT: BLACK INK

PATRICK J. TORPEY
 TO
 PATRICK J. TORPEY

SECTION 21 BLOCK 1 LOT 9.1

RECORD AND RETURN TO:
 (Name and Address)

PATRICK J. TORPEY
 200 Union Avenue
 New Windsor, N.Y. 12553

THERE IS NO FEE FOR THE RECORDING OF THIS PAGE

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH

RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE:	DEED	MORTGAGE	SATISFACTION	ASSIGNMENT	OTHER
PROPERTY LOCATION	North 30 degrees - 39 ft. - 06 minutes West 233.00 ft.	North 26 degrees - 29 ft. - 14 minutes East 233.00 ft.	North 15 degrees - 4289	North 15 degrees - 4201	North 15 degrees - 4203
2089 BLOOMING GROVE (TN)	4289 MONTGOMERY (TN)	4201 MAYBROOK (VLG)	4203 MONTGOMERY (VLG)	4205 WALDEN (VLG)	4489 MOUNT HOPE (TN)
2001 WASHINGTONVILLE (VLG)	4401 - 27 LOTISVILLE (VLG)	4600 NEWBURGH (TN)	4800 NEW WINDSOR (TN)	5089 TUXEDO (TN)	5001 TUXEDO PARK (VLG)
2289 CHESTER (TN)	5200 WALKKILL (TN)	5489 WARWICK (TN)	5401 - 31 FLORIDA (VLG)	5403 GREENWOOD LAKE (VLG)	5405 WARWICK (VLG)
2201 CHESTER (VLG)	5600 WAWAYANDA (TN)	5889 WOODBURY (TN)	5801 HARRIMAN (VLG)	0900 MIDDLETOWN	1100 NEWBURGH
2489 CORNWALL (TN)	0900 MIDDLETOWN	1100 NEWBURGH	1300 PORT JERVIS	9999 HOLD	
2401 CORNWALL (VLG)					
2600 CRAWFORD (TN)					
2800 DEERPARK (TN)					
3089 GOSHEN (TN)					
3001 GOSHEN (VLG)					
3003 FLORIDA (VLG)					
3005 CHESTER (VLG)					
3200 GREENVILLE (TN)					
3489 HAMPTONBURGH (TN)					
3401 MAYBROOK (VLG)					
3689 HIGHLANDS (TN)					
3601 HIGHLAND FALLS (VLG)					
3889 MINISINK (TN)					
3801 UNIONVILLE (VLG)					
4089 MONROE (TN)					
4001 MONROE (VLG)					
4003 HARRIMAN (VLG)					
4005 KIRYAS JOEL (VLG)					

NO. PAGES _____ CROSS REF _____
 CERT. COPY _____ AFFT. _____
 PAYMENT TYPE: CHECK _____
 CASH _____
 CHARGE _____
 NO FEE _____
 CONSIDERATION \$ _____
 TAX EXEMPT _____
 MORTGAGE AMT \$ _____
 DATE _____
 MORTGAGE TYPE:
 (A) COMMERCIAL
 (B) 1 OR 2 FAMILY
 (C) UNDER \$10,000
 (E) EXEMPT
 (F) 3 TO 6 UNITS
 (I) NAT. PERSON/CR. UNION
 (J) NAT. PER-CR. UNI OR 2
 (K) CONDO

Donna L. Benson
 DONNA L. BENSON
 Orange County Clerk

RECEIVED FROM: _____

THIS INDENTURE, made the 27th day of September, 2001, 2 - Lot 9.1.

From PATRICK J. TORPEY, 200 Union Avenue, New Windsor, New York, 12553,

To PATRICK J. TORPEY, 200 Union Avenue, New Windsor, New York 12553, owner of the following parcel:

ALL that certain piece or parcel of land situate in the Town of New Windsor, County of Orange, State of New York, being more accurately bounded and described as follows:

BEGINNING at a point along the westerly line of Union Avenue, aka County Highway No. 69, said point being the southerly most corner of the herein described parcel, said point also being in the line of lands now or formerly Consolidated Rail Corp., running thence along said lands now or formerly Consolidated Rail Corp. the following three courses and distances:

1. North 30 degrees - 39 ft. - 06 minutes West 52.41 feet;
2. North 26 degrees - 29 ft. - 14 minutes East 200.00 feet;
3. North 15 degrees - 23 ft. - 10 minutes East 71.08 feet;

thence along lands now or formerly APA Transport, the following two (2) courses and distances:

1. South 69 degrees - 27 ft. - 50 minutes East 120.00 ft.;
2. South 32 degrees - 34 ft. - 50 minutes East 25.00 ft.;

thence along the said Westerly line of Union Avenue the following two (2) courses and distances:

1. South 55 degrees - 25 ft. - 10 minutes West 113.97 ft.;
2. South 34 degrees - 31 ft. - 14 minutes West 200.00 ft.

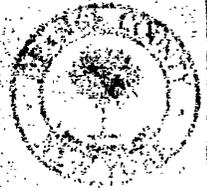
to the point or place of beginning and containing 0.51 acres of land more or less as surveyed by Daniel P. Yanosh, L.L.S.

BEING a portion of the the same lands and premises conveyed in a deed dated August 14, 2000 from Earl Cronk and recorded on August 23, 2000 in the Orange County Clerk's office in Liber 5354 at Page 124.

SUBJECT to covenants and restrictions of record, if any.

SUBJECT to any utility grants of record.

The purpose of this Deed is to combine parcels formerly known as tax map



Section 21-Blk. 2 - Lots 8 and 9, and creating Section 21-Blk. 2 - Lot 9.1.

IN WITNESS WHEREOF, the above party, owner of the aforesaid premises, has duly executed this deed the day and year first above written

[Signature]
PATRICK J. TORPEY
RECORD AND RETURN TO:
[Address]

In presence of:

STATE OF NEW YORK, COUNTY OF ORANGE ss.:

On the 04 day of October, 2001, before me personally came Patrick J. Torpey to me known to be the individual(s) described in and who executed the foregoing instrument, and acknowledged to executing the same.

[Signature]
Notary Public

PATRICIA A. CORSETTI
Notary Public, State of New York
No. 018A904434
Qualified in Orange County
Commission Expires August 31, 2005

**BARGAIN & SALE DEED
TO COMBINE PARCELS**

Patrick J. Torpey

Section 21
Block 2
Lot 9.1

PAYMENT TYPE: CHECK
CASH
CHARGE
NO FEE

CONSIDERATION \$
TAX EXEMPT

MORTGAGE AMT \$
DATE

MORTGAGE TYPE
(A) OTHER
(B) 1 OR 2 FAMILY
(C) UNDER \$10,000
(D) EXEMPT
(E) 3 TO 6 UNITS
(F) NAT PERSON/CHILDREN
(G) NAT PER OR UNID OR S
(H) CONDO

CITIES
0800 MIDDLE TOWN
1100 NEWBURGH
1200 PORT JEFFERIS

RECEIVED FROM:



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, F.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

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e-mail: mheny@att.net

Regional Office
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Milford, Pennsylvania 18337
(670) 295-2765
e-mail: mhpa@pld.net

FACSIMILE MEMORANDUM

TO: Thomas J. Hauser ATTN: Diana FAX NO. _____

FROM: Leads FAX NO. 567-3232

DATE: 1-2-02 TIME: 1:10 AM/PM PAGES: 2

MESSAGE: Diana -

of an asking you the document
for lead

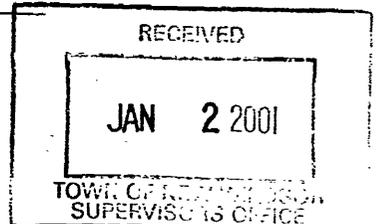
Leads

TELEPHONE OR FAX ACKNOWLEDGEMENT OF THIS TRANSMISSION IS REQUESTED:

YES _____ NO _____

RECEIPT ACKNOWLEDGED _____

C:\mheforms\fe.trans.doc



AS OF: 01/02/2002

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 1- 68

FOR WORK DONE PRIOR TO: 01/02/2002

										-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE	
1-68	186259	06/20/01	TIME	MJE	WS	GARGUILO SUB TOLEMAN	85.00	0.40	34.00				
1-68	205106	12/05/01	TIME	MJE	WS	LYONS L/L	85.00	0.40	34.00				
1-68	204622	12/12/01	TIME	MJE	MM	ALLPhase L/L APPD	85.00	0.10	8.50				
1-68	205190	12/12/01	TIME	MJE	MC	ALL PHASE L/L	85.00	0.50	42.50				
									119.00				
1-68	205590	12/20/01				BILL 01-1203					-119.00		
											-119.00		
TASK TOTAL									119.00	0.00	-119.00	0.00	
GRAND TOTAL									119.00	0.00	-119.00	0.00	

RECEIVED

JAN 2 2001

TOWN OF NEW WINDSOR
SUPERVISOR'S OFFICE

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/10/2001

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 1-37

NAME: 20th CENTURY TOWING SITE PLAN AMENDMENT

APPLICANT: TORPEY, PATRICK

DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG 05/14/2001	MUNICIPAL HIGHWAY	05/21/2001	N/A COUNTY ROAD
ORIG 05/14/2001	MUNICIPAL WATER	05/17/2001	APPROVED
ORIG 05/14/2001	MUNICIPAL SEWER	/ /	
ORIG 05/14/2001	MUNICIPAL FIRE	05/14/2001	APPROVED
ORIG 05/14/2001	NYS DOT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/10/2001

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 1-37

NAME: 20th CENTURY TOWING SITE PLAN AMENDMENT

APPLICANT: TORPEY, PATRICK

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/22/2001	P.B. APPEARANCE	SET PH - REVISE
05/23/2001	P.B. APPEARANCE	REFER TO ZBA . REFER TO ZBA FOR INTERPRETATION AND/OR VARIANCE WITH . POSITIVE RECOMMENDATION. - NEED TO SUPPLY A DEED TO ANDY . KRIEGER FOR COMBINATION OF LOTS.
05/02/2001	WORK SESSION APPEARANCE	SUBMIT
04/04/2001	WORK SESSION APPEARANCE	REVISE & RET TO WS
01/03/2001	WORK SESSION APPEARANCE	REVISE & RET TO WS
10/18/2000	WORK SESSION APPEARANCE	REVISE & RET TO WS
09/20/2000	WORK SESSION APPEARANCE	REVISE & RET TO WS
04/05/2000	WORK SESSION APPEARANCE	REVISE & RET TO WS
06/02/1999	WORK SESSION APPEARANCE	RET TO WS

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/10/2001

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 1-37

NAME: 20th CENTURY TOWING SITE PLAN AMENDMENT

APPLICANT: TORPEY, PATRICK

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	05/14/2001	EAF SUBMITTED	/ /	WITH APPLIC
ORIG	05/14/2001	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	05/14/2001	LEAD AGENCY DECLARED	08/22/2001	TOOK LA
ORIG	05/14/2001	DECLARATION (POS/NEG)	/ /	
ORIG	05/14/2001	SCHEDULE PUBLIC HEARING	08/22/2001	SCHED PH
ORIG	05/14/2001	PUBLIC HEARING HELD	/ /	
ORIG	05/14/2001	WAIVE PUBLIC HEARING	/ /	
ORIG	05/14/2001	AGRICULTURAL NOTICES	/ /	
ORIG	05/14/2001	BUILDING DEPT REFER NUMBER	/ /	

ANDREW S. KRIEGER
ATTORNEY AT LAW
219 QUASSAICK AVENUE
DESTINTA SHOPPING CENTER
NEW WINDSOR, NEW YORK 12553
(845) 562-2333
FAX (845) 562-2407

August 27, 2001

Mr. Patrick Thorpey
20th Century Towing
200 Union Avenue
New Windsor, NY 12553

Re: Planning Board

Dear Mr. Thorpey:

This will confirm that you have to get a site plan review and a special permit both from the New Windsor Planning Board. Apparently you do not need the approval of the Zoning Board of Appeals.

As I have previously advised you, it was a condition of the site plan review that you combine two separate parcels that you are on into one. This must be done by deed, not tax map combination. Regardless of what the tax assessor and taxing authorities say, I must see the the deed with recording information thereon. Tax records will not satisfy this requirement.

Thank you.

Very truly yours,

ANDREW S. KRIEGER

ASK:mmt
cc: Planning Board

PLANNING BOARD : TOWN OF NEW WINDSOR
COUNTY OF ORANGE : STATE OF NEW YORK

-----x
In the Matter of Application for Site Plan/Subdivision of

20th Century Touring Site Plan & Special Permit.

Applicant. #01-37

AFFIDAVIT OF
SERVICE
BY MAIL

-----x
STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at ~~350~~⁶⁷ Bethlehem Road, New Windsor, NY 12553.

On September 18, 2001, I compared the 20 addressed envelopes containing the attached Notice of Public Hearing with the certified list provided by the Assessor regarding the above application for Site Plan/Subdivision and I find that the addressees are identical to the list received. I then mailed the envelopes in a U.S. Depository within the Town of New Windsor.

Myra L. Mason
Myra L. Mason, Secretary for
the Planning Board

Sworn to before me this
18th day of September, 192001

Deborah Green
Notary Public

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984065
Commission Expires July 15, 2003
AFFIMAIL.PLB - DISC#1 P.B.

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF
NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC
HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on
OCTOBER 10, 2001 at 7:30 P.M. on the approval of the proposed Site
Plan Approval and Special Permit for 20TH CENTURY TOWING, INC.

(Tax Map #Section 21, Block 2, Lot 9.1)

Located at 200 UNION AVENUE – NEW WINDSOR, NY.

Map of the Site Plan and Special Permit is on file and may be inspected at the
Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, NY prior to
the Public Hearing.

Date: SEPTEMBER 12, 2001

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr., Chairman



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (914) 563-4631
Fax: (914) 563-4693

Assessors Office

September 12, 2001

Patrick J. Torpey
20th Century Towing
200 Union Ave
New Windsor, NY 12553

Re: 21-2-9.1

Dear Mr. Torpey,

According to our records, the attached list of property owners are within five hundred(500) feet of the above referenced property.

The charge for this service is \$35.00.

Please remit this sum to the Town Clerk's Office.

Sincerely,

Leslie Cook
Sole Assessor

LC/bw
Attachments

CC: Myra Mason, PB

New List

9-1-26
Ernest H. Borchert Living Trust
Lattintown Road
Marlboro, NY 12542 ✓

21-4-14
Ernest & Irene R. Grieco
184 Union Ave
New Windsor, NY 12553 ✓

21-2-6
Bears Manufacturing Co.
3815-25 Cortland Street
Chicago, IL 60647 ✓

21-4-15
Marjorie Jacaruso
180 Union Ave
New Windsor, NY 12553 ✓

21-2-7
AEI Orange Realty Corp.
% APA Transport Corp.
2100 88th Street
North Bergen, NJ 07047 ✓

21-4-16
Donald & Dolores Ferguson
178 Union Ave
New Windsor, NY 12553 ✓

21-2-12
Patrick Torpey
200 Union Ave
New Windsor, NY 12553 ✓

Applicant

22-1-1
The Newburgh Woodlawn
Cemetery Association
93 Union Ave
New Windsor, NY 12553 ✓

21-2-13
Consolidated Rail Corp.
6 Penn Center Plaza
Philadelphia, PA 19103 ✓

22-1-2
Myhed Corporation
P.O. Box 1150
Newburgh, NY 12550 ✓

21-2-14
Town of New Windsor
555 Union Ave
New Windsor, NY 12553 ✓

George J. Meyers, Supervisor
Town of New Windsor
555 Union Ave
New Windsor, NY 12553 ✓

21-4-8
Carmine Damarico
40 Clancy Ave
New Windsor, NY 12553 ✓

Deborah Green, Town Clerk
Town of New Windsor
555 Union Ave
New Windsor, NY 12553 ✓

21-4-9
Dobbins Margaret Life Estate for
Marylin Thole
% Reverened Lynn Starr-Post
231 MacArthur Ave
New Windsor, NY 12553 ✓

Andrew Krieger, ESQ
219 Quassaick Ave
New Windsor, NY 12553 ✓

21-4-11
Casey Mitchell & Kevin Stanley
233 MacArthur Ave
New Windsor, NY 12553 ✓

James Petro, Chairman
Planning Board
555 Union Ave
New Windsor, NY 12553 ✓

21-4-12; 21-4-13
John A. Jaczko
186 Union Ave
New Windsor, NY 12553 ✓

Mark J. Edsall, P.E.
McGoey and Hauser
Consulting Enngineers, P.C.
33 Airport Center Drive Suite 202
New Windsor, NY 12553 ✓

20

NYSRPS ASSESSMENT INQUIRY
 SCHOOL NEWBURGH CSD
 PRCLS 433 AUTO BODY

DATE : 08/23/01
 ROLL SEC TAXABLE
 TOTAL RES SITE 0
 TOTAL COM SITE 1
 ACCT NO. 21-2-9

33800 NEW WINDSOR

21-2-9.1

200 UNION AVE

OWNER & MAILING INFO
 TORPEY PATRICK J
 200 UNION AVE
 NEW WINDSOR NY 12553

MISC	ASSESSMENT DATA
RS - SS	** CURRENT ** RES PERCENT
1	LAND 24,200 ** TAXABLE **
BANK	TOTAL 82,500 COUNTY 82,500
	** PRIOR ** TOWN 82,500
	LAND SCHOOL 82,500
	TOTAL

DIMENSIONS	
FRONT	327.00
DEPTH	120.00

SALES INFORMATION	
BOOK	5038
PAGE	82
SALE DATE	
PR OWNER	

EXEMPTIONS				SPECIAL DISTRICTS								
CODE	AMOUNT	PCT	INIT	TERM	VLG	HC	OWN	CODE	UNITS	PCT	TYPE	VALUE
								FD035				
								WD007				
								RG004				
								SW829	80.00			

TOTAL EXEMPTIONS 0

TOTAL SPECIAL DISTRICTS 5

F1=NEXT PARCEL F2=PARCEL UPDATE F3=NEXT EXEMPT/SPEC F4=PREV EXEMPT/SPEC
 F6=GO TO INVENTORY F9=GO TO XREF F10=RETURN TO MENU

RPS075S1

10:27:00

Andy -

*attached and above is the
 filing information for the deed
 from Pat Torpey (20th Century Touring)
 Let me know if this is OK.*

*No - Need
 Deed*

Myra

ORK

COUNTY

CENTRAL

NEW WINDSOR WATER
NEW WINDSOR WATER

305S
327S

9.1

7
2.1(A/C)

SECTION 22

ROAD

MAC

NO. 69

4

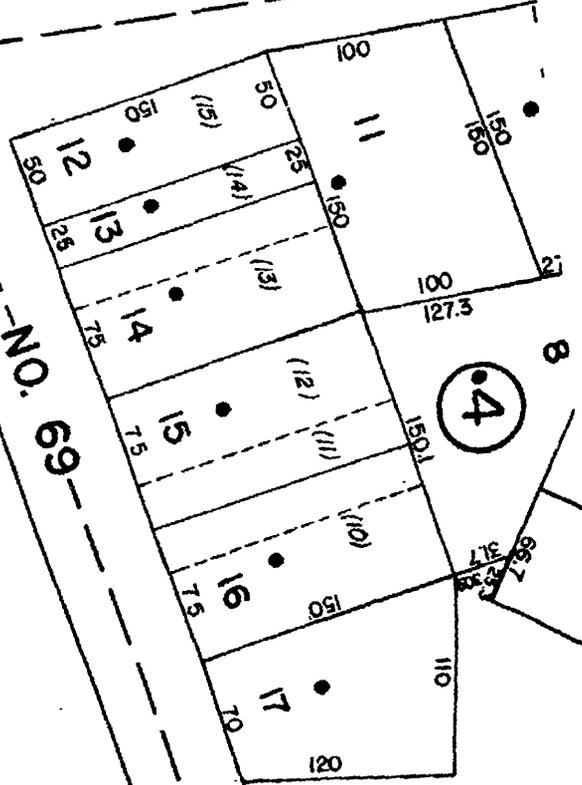
50.2
50.1

150

120

150

400



176.2



**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: mheny@att.net

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

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

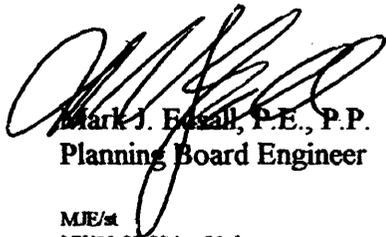
PROJECT NAME: 20th CENTURY SITE PLAN
PROJECT LOCATION: 200 UNION AVENUE
SECTION 21 – BLOCK 2 – LOT 9.1
PROJECT NUMBER: 01-37
DATE: 22 AUGUST 2001
DESCRIPTION: THE PROJECT INVOLVES A CHANGE TO THE EXISTING SITE PLAN, TO INCLUDE THE ADDITION OF THE PROPERTY TO THE EAST, WITH USE OF SAME AS REPAIR BAYS AND RELATED OFFICE. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 23 MAY 2001 PLANNING BOARD MEETING.

1. The property is located in the PI Zoning District of the Town. The use is existing non-conforming, and is not permitted in the zone. Bulk values for the use (from the NC zone) are shown for reference only.

The application was referred to the ZBA at the May meeting.
2. My comments from May included several corrections which were to be made to the plans. I have not received any new plans for this meeting, and am not aware of the status of the corrections.
3. The applicant was previously advised on several occasions that they have to properly combine the lots into a single lot. Documentation to this effect was to be submitted to Andy Krieger. We should verify that Andy has received the documentation and same is acceptable.
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, per its discretionary judgment under Paragraph 48-19.C of the Town Zoning Local Law.
7. The Board should discuss whether it is appropriate to forward this plan to the Orange County Department of Public Works, since the site plan fronts on a County Highway.

Respectfully Submitted,



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

MJE/st
NW01-37-22Aug01.doc



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

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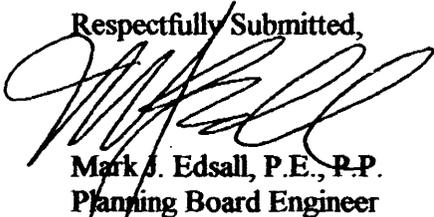
**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: 20th CENTURY SITE PLAN
PROJECT LOCATION: 200 UNION AVENUE
SECTION 21 – BLOCK 2 – LOT 9.1
PROJECT NUMBER: 01-37
DATE: 23 MAY 2001
DESCRIPTION: THE PROJECT INVOLVES A CHANGE TO THE EXISTING SITE PLAN, TO INCLUDE THE ADDITION OF THE PROPERTY TO THE EAST, WITH USE OF SAME AS REPAIR BAYS AND RELATED OFFICE. THE PLAN WAS REVIEWED ON A CONCEPT BASIS.

1. The property is located in the PI Zoning District of the Town. The use is existing non-conforming, and is not permitted in the zone. Bulk values for the use (from the NC zone) are shown for reference only.
2. The property previously existed as two separate lots. The applicant has advised that they have been combined into a single lot. Documentation to this effect was to be submitted to Andy Krieger. We should verify that Andy has received the documentation and same is acceptable.
3. I have reviewed this initial site plan and have the following comments:
 - a. The Board must decide if this plan is complete and detailed enough, and adequate for their purposes of site plan approval of this site.
 - b. The plans note the locations of overhead doors of the two buildings as “bays”. This is misleading and should be changed to “O/H Door”.
 - c. The plan depicts some of the required parking in front of overhead doors. The Board should determine if this is acceptable.
 - d. Pursuant to a policy memorandum dated 23 February 1989 from the Town Building Inspector, a complete detail for the handicapped parking space and associated sign(s) should be provided on the plans
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, per its discretionary judgment under Paragraph 48-19.C of the Town Zoning Local Law.
7. The Board should discuss whether it is appropriate to forward this plan to the Orange County Department of Public Works, since the site plan fronts on a County Highway.

Respectfully Submitted,



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

MJE/st

NW01-37-23May01.doc



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
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- 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

TOWN/VILLAGE OF New Windsor P/B # 01-37

WORK SESSION DATE: 5 Sept 01 APPLICANT RESUB. REQUIRED: new plan for P/H

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: 20th Century S/P

PROJECT STATUS: NEW _____ OLD X

REPRESENTATIVE PRESENT: PVC/Rob Trosper

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- review old list
- Board OK pk in front of door + 1 behind fence
- correct detail blue, 8', 19', 2 signs.
- will get Krieger info ASAP
- per Bldg - cant park within 5' of combustible sidg. will move
- show fences they want
- talk to Myra re P/H sched.
- need updated list.

- X CLOSING STATUS P/H when ready
- _____ Set for agenda
 - _____ possible agenda item
 - _____ Discussion item for agenda
 - _____ ZBA referral on agenda

pbwsform 10MJ98

REGULAR ITEMS:

20TH CENTURY TOWING (01-37)

Mr. Pat Torpey appeared before the board for this proposal.

MR. PETRO: Proposed office and additional bay to existing towing business. Pat, I guess you're here representing yourself?

MR. TORPEY: Yes.

MR. PETRO: This project involves change in existing site plan to include addition to the property to the east with the use of same as repair bays and related office. This plan was previously reviewed at the 23 May, 2001 planning board meeting. This is in a PI zone, what happened, we had referred them to the ZBA and then I had talked with Pat and I had talked with Pat at the ZBA also and she had a little problem how to fit it in. He took both properties, made it into one property that we thought it would be best to come back here just as a site plan because now it's a continuation of the non-conforming use and felt that he did not need ZBA. So, unless I'm told wrong by counsel, I'm going to continue that way so either Mark or Andy agree or disagree with me.

MR. KRIEGER: I think I spoke on that previously and I said because the building, the additional building called a bar, it's pre-existing, non-conforming use under 4824 of our code and change of a pre-existing, change of a non-conforming use can only be done by special permit granted by the planning board. And I suggest that it be done in conjunction with a site plan review. He would certainly be entitled to that, if it were two parcels. Now, I don't think that he can legally be penalized because we asked him to combine it into one. I don't think he loses that status, if he's maintained it as two parcels, he'd be entitled to make that application in front of the planning board and then if he was successful in getting his special permit, then make an application for site plan, all of which constitutes a large and in my view unnecessary

expenditure and involves much more work for the planning board to do it that way. So I don't think, I think the planning board ought to proceed on that, on the basis of the special permit and for the use of the other building and combined site plan.

MR. TORPEY: I approve.

MR. PETRO: Mark, do you have any comments here? There's not much on it.

MR. EDSALL: No, I did not receive a new set of plans so I anticipate we'll get those. But based on what you're saying and what Andy's saying, it looks as if you would need to schedule a public hearing as a special permit.

MR. KRIEGER: For the special permit, it's mandatory.

MR. EDSALL: So you need to do that. My only suggestion would be that if you do that, that you require that the plans be corrected prior to that date being established, so that the public gets to see a corrected plan. Secondly, I would suggest that you tonight take lead agency, just to get the SEQRA ball rolling.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency Under the SEQRA process for the 20th Century site plan on Union Avenue.

ROLL CALL

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

MR. PETRO: Motion to have a public hearing.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board have a mandatory public hearing for the 20th Century Towing.

MR. ARGENIO: Mandatory public hearing?

MR. PETRO: Are you interrupting the Chairman?

MR. ARGENIO: I apologize, Mr. Chairman.

MR. PETRO: Is there any further discussion? If not, roll call. This is for the public hearing.

ROLL CALL

MR. ARGENIO AYE

MR. BRESNAN AYE

MR. KARNAVEZOS AYE

MR. LANDER AYE

MR. PETRO AYE

MR. PETRO: Once you get your plans corrected.

MR. TORPEY: What has to be corrected? We have to change everything around now?

MR. PETRO: Show us what you're going to do.

MR. TORPEY: We did that.

MR. PETRO: Is it shown on one lot? You have to take the lot line out.

MR. TORPEY: We did that. It's all done.

MR. EDSALL: Says here number 2, my comments of May indicate several corrections which have not been done, so you need to take those back.

MR. TORPEY: I thought we did everything.

MR. EDSALL: We had met at several workshops, I think something like nine and we--

MR. LANDER: With who?

MR. EDSALL: Mr. Cuomo, and we narrowed it down to four or five corrections that need to be done, they're in my May comments and I haven't seen a new plan, maybe it's been corrected but we haven't had a new plan.

MR. TORPEY: I think thought the last plan that we had here still was wrong.

MR. PETRO: Let's not work it out now.

MR. EDSALL: Just come back to the workshop, if it's all corrected.

MR. PETRO: Board should have a discussion if it's appropriate to forward this to Orange County Department of Public Works. I don't think it's necessary. He doesn't have a curb cut to start with. Mark, I don't see that's necessary there what we're doing, okay.

MR. EDSALL: Whatever your option is, Mr. Chairman.

MR. ARGENIO: I agree with you.

MR. BRESNAN: Yes.

MR. PETRO: So, number 7.

MR. KRIEGER: If I may with respect to comment number 3, Pat mentioned both here and at the zoning board that he had in fact combined the two lots and there's a single deed, I have not yet seen the single deed, but so it's been done, but he has to send it to me so I can see it.

MR. PETRO: Get a copy to Mr. Krieger.

MR. KRIEGER: Photocopy, please.

MR. PETRO: Contact Myra, when you're ready, she'll set

up a public hearing.

MR. TORPEY: That's it, it will be done there?

MR. PETRO: Maybe, as long as you don't screw up, we'll be here, if you're ready, we'll be ready.

RESULTS OF P.B. MEETING OF: August 23, 2001

PROJECT: 20th Century Touring

P.B.# 01-37

LEAD AGENCY:

NEGATIVE DEC:

1. ~~AUTHORIZE COORD LETTER~~: Y ___ N ___

M) ___ S) ___ VOTE: A ___ N ___

2. TAKE LEAD AGENCY: Y ___ N ___

CARRIED: YES ___ NO ___

M) A S) B VOTE: A5 NO
CARRIED: YES NO ___

WAIVE PUBLIC HEARING: M) L S) A VOTE: A 5 N 0 WAIVED: Y ___ N

SCHEDULE P.H. Y N ___

SEND TO O.C. PLANNING: Y ___

SEND TO DEPT. OF TRANSPORTATION: Y ___

REFER TO Z.B.A.: M) ___ S) ___ VOTE: A ___ N ___

RETURN TO WORK SHOP: YES ___ NO ___

APPROVAL:

M) ___ S) ___ VOTE: A ___ N ___ APPROVED: _____

M) ___ S) ___ VOTE: A ___ N ___ APPROVED CONDITIONALLY: _____

NEED NEW PLANS: Y ___ N ___

DISCUSSION/APPROVAL CONDITIONS:

<i>Need new plans</i>
<i>Copy of Deed to Andy Kreiger</i>
<i>Need 200.00</i>

RESULTS OF P.B. MEETING OF:

May 23, 2001

PROJECT: 20th Century Living

P.B.# 01-37

LEAD AGENCY:

NEGATIVE DEC:

- 1. AUTHORIZE COORD LETTER: Y ___ N ___
- 2. TAKE LEAD AGENCY: Y ___ N ___

M) ___ S) ___ VOTE: A ___ N ___
 CARRIED: YES ___ NO ___

M) ___ S) ___ VOTE: A ___ N ___
 CARRIED: YES ___ NO ___

WAIVE PUBLIC HEARING: M) ___ S) ___ VOTE: A ___ N ___ WAIVED: Y ___ N ___

SCHEDULE P.H. Y ___ N ___

SEND TO O.C. PLANNING: Y ___

SEND TO DEPT. OF TRANSPORTATION: Y ___

REFER TO Z.B.A.: M) A S) N VOTE: A 5 N 0

RETURN TO WORK SHOP: YES ___ NO ___

APPROVAL:

M) ___ S) ___ VOTE: A ___ N ___ APPROVED: _____

M) ___ S) ___ VOTE: A ___ N ___ APPROVED CONDITIONALLY: _____

NEED NEW PLANS: Y ___ N ___

DISCUSSION/APPROVAL CONDITIONS:

<i>Lots have been combined - Need to supply a deed to Andy R.</i>
<i>To ZBA for Interpretation and/or Variance with Positive Recommendation</i>

ZONING BOARD OF APPEALS-SUMMER SESSION
JULY 23, 2001 - SPECIAL MEETING DUE TO LACK OF QUORUM ON 07/09/01

AGENDA: 7:30 P.M. - ROLL CALL

Motion to Accept minutes of 06/11/01 and 06/25/01 minutes as written if available.

PRELIMINARY MEETINGS:

- Set up for P/H
- NO SHOW
- Set up for P/H
1. **SINGH/PREET DELI** - Request for more than the allowable freestanding sign by one, 2 ft. height variance, 107 sq. ft., sign area variance, plus a 30 day permit for temporary sign on new freestanding sign at 1035 Little Britain Road in an NC zone. (33-2-16.1).
 2. **20th CENTURY TOWING** - Referred by Planning Board with positive recommendation for 26.8 ft. front yard, 26.1 ft. rear yard, 1 ft. building height, plus interpretation and/or variance for expansion of non-conforming use at 200 Union Avenue in a PI zone. (21-2-9.1).
 3. **KOLPAN, MITCHELL** - Request for 14 ft. front yard variance for 6 ft. 6 in. stockade fence in front yard, 12 ft. 9 in. side yard and 3 ft. 10 in. rear yard variances for existing above-ground pool at 128 Glendale Drive in an R-4 zone. (25-4-16).
 4. **LUCAS/BOTHWELL** - Request for 18 ft. lot width variance on vacant lot at 376 Mt. Airy Road in an R-1 zone. (54-1-25.22).
 5. **MT. AIRY ESTATES** - Request for 6 ft. front yard and 1 ft. rear yard for two decks on new construction located at 2103 Patriots Court in R-3 zone. (77-5-13).
 6. **TNW/FIRST COLUMBIA** - Request for parking variance of 132 spaces for proposed production facility located on w/s of Avenue of Americas in AP zone. (3-1-50).

PUBLIC HEARINGS:

- Approved
- Approved
- Approved
- Approved
7. **VSH REALTY/QAISAR** - Request for 1 ft. 6 in. height and 2 ft. width variances for façade sign, plus 44 sq. ft. variance for freestanding sign at former Cumberland Farms store located at 986 Little Britain Road in an NC zone. (3-1-32.1).
 8. **ROBLES, CHRISTINE** - Request for 11 ft. side yard variance for proposed addition at 3 Coutant Lane in an R-4 zone. (38-3-7).
 9. **PICERNO, BRIAN** - Request for 2 ft. rear yard variance for construction of deck at 329 Nina Street in R-4 zone (73-4-13).
 10. **BILA FAMILY-TUTOR TIME** - Request for 15 ft. width variance for façade sign at "Tutor Time" located at Big V Town Center on Rt. 32 in C zone. (65-2-12.1).

FORMAL DECISIONS: (1) GARGIULO/LYONS 2 Approved

Pat - 563-4630 (o) or 562-7107 (h)

OFFICE OF THE PLANNING BOARD - TOWN OF NEW WINDSOR
ORANGE COUNTY, NY

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: 01-37

DATE: 6-20-01

APPLICANT: 20th Century Towing
Union Ave
New Windsor, NY

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 5-14-01

FOR (~~SUBDIVISION~~ - SITE PLAN) Site Plan Approval

LOCATED AT 200 Union Ave

ZONE PI

DESCRIPTION OF EXISTING SITE: SEC: 21 BLOCK: 2 LOT: 9.1

IS DISAPPROVED ON THE FOLLOWING GROUNDS: INTERPRETATION
AND/OR VARIANCE FOR EXPANSION OF NON-CONFORMING
USE; POSSIBLE AREA TYPE VARIANCES AS LISTED
BELOW.

MARK J. EDSCALL P.E. Sr.
 MICHAEL BABCOCK,
 BUILDING INSPECTOR

REQUIREMENTS	PRE-EXISTING	PROPOSED OR AVAILABLE	VARIANCE REQUEST
ZONE <u>PI*</u> USE <u>Non-conforming use</u>			(see above)
MIN. LOT AREA	<u>15,000 sf</u>	<u>22,997</u>	<u>—</u>
MIN. LOT WIDTH	<u>125'</u>	<u>200'</u>	<u>—</u>
REQ'D FRONT YD	<u>40'</u>	<u>13.2'</u>	<u>26.8</u>
REQ'D SIDE YD.	<u>15'</u>	<u>95'</u>	<u>—</u>
REQ'D TOTAL SIDE YD.	<u>30'</u>	<u>225'</u>	<u>—</u>
REQ'D REAR YD.	<u>30'</u>	<u>3.9'</u>	<u>26.1 Ft</u>
REQ'D FRONTAGE	<u>N/A</u>	<u>N/A</u>	<u>—</u>
MAX. BLDG. HT.	<u>23'</u>	<u>24'</u>	<u>1 ft.</u>
FLOOR AREA RATIO	<u>0.5</u>	<u>0.24</u>	<u>—</u>
MIN. LIVABLE AREA	<u>N/A</u>	<u>N/A</u>	<u>—</u>
DEV. COVERAGE	<u>N/A %</u>	<u>N/A %</u>	<u>— %</u>
O/S PARKING SPACES	<u>25</u>	<u>25</u>	<u>—</u>

* THESE VALUES BASED ON "N.C." ZONE WHERE USE PERMITTED

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:
 (914-563-4630) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD
 OF APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE

20TH CENTURY TOWING SITE PLAN AMENDMENT (01-37)

Mr. Paul Cuomo and Mr. Pat Torpe appeared before the board for this proposal.

MR. PETRO: This is proposed new bays and office for existing towing bays. This project involves change to the existing site plan to include the addition of the property to the east with use of same as repair bays and related office. This plan was reviewed on a concept basis only.

MR. CUOMO: I have the owner, Mr. Pat Torpe with me tonight and this is basically what we had before but we bought a business next door and we want to expand into that business by having two more bays and resulting parking area, so the whole concept here is that the project will be this one property. We've got appropriate--

MR. TORPE: Well, how it started out I was up here a while back, Jim, remember, remember when I brought Colleen back a long time ago, they said join the two properties together and we'll entertain you. Until then, you know, just make it all one piece of parcel and--

MR. LANDER: So it's all one deed?

MR. TORPE: Yeah, I went through all that, that's all done. All we have to do is like get the approval from you guys now.

MR. PETRO: How did you remove the lot line, just through the deed?

MR. EDSALL: Pat was going to submit something to Andy, I don't know if you've received it.

MR. KRIEGER: I haven't received it.

MR. TORPE: I talked to Dan again and Dan says he did all that and he says the only thing you really need is your map, if Mark had a recommendation, Mark should call him because he says I did it all.

MR. PETRO: Dan who?

MR. TORPE: Yanosh, the surveyor and the tax map is really what he said he needs cause that's the whole, I don't know.

MR. KRIEGER: Who did the deed?

MR. TORPE: Leslie did that, it's one lot, I got a new tax number.

MR. KRIEGER: I don't care about the tax number, I care about seeing the deed.

MR. PETRO: Well, Pat, you can produce a deed to the attorney for the planning board?

MR. TORPE: Yeah, yeah, I can do that.

MR. PETRO: We'll continue with the assumption that it is one lot. If it turns out that it's not--

MR. TORPE: No, it's one.

MR. PETRO: If it turns out it's not, we'll have to back up a little bit, we'll go that far for now, Andy, you'll get that and review it?

MR. KRIEGER: When I get it, I'll review it, let you know.

MR. PETRO: I have a simple question here, how are we getting around, addressing this to Mark, how are we getting around zoning?

MR. EDSALL: How are you getting around?

MR. PETRO: How are we?

MR. LANDER: Reword that, please.

MR. PETRO: Tell me about the zoning on the property.

MR. EDSALL: Well, you've got--

MR. PETRO: I'll go further, the zoning for the building that he was in was grandfathered in, correct?

MR. TORPE: Yeah, we went under--

MR. PETRO: Came in for an addition, let me finish talking first, which you're allowed to do 30 percent more growth, I think you did that, the 30 percent into the other zone. Now you're buying the property next to you, you're including it into your own property but the other property is in the wrong zone, it's not the zone that permits the use that you want so how are we going forward to allow him to show us a site plan for a use that's not permitted in the zone?

MR. EDSALL: Funny you ask that. The building inspector and I reviewed it and it's not quite clear and reviewing the law whether this falls under that section of the law that's an expansion because it's not really an addition, it's really just an existing use that's now going to occupy an adjoining property and building. We're not sure and it's up to the board if you believe it's appropriate to get an interpretation, we're not sure that it falls under the other section of the code or if you can on face value accept it as just a non-conforming use that's now including the adjacent property, maybe Andy can help us out but we're not quite sure where it should go.

MR. PETRO: Thanks, that cleared it right up for me.

MR. EDSALL: I tried my best.

MR. BABCOCK: We don't know.

MR. LANDER: Andy?

MR. PETRO: Any suggestions?

MR. KRIEGER: Even without the prior 30 percent expansion, my recollection is the same as is the Chairman's, even without that, just looking at it driving by, it looks like more than 30 percent expansion and the pre-existing, non-conforming use that

existed for the parcel which has been acquired was not for this. I don't think by making it one parcel you can borrow the status from the other parcel from the older, the original parcel.

MR. PETRO: I would agree but there's one thing I think we should think about here and that would be the actual location and again, I don't know if we can do it for one, not do it for somebody else in another location, but let's just look where it is and he has the railroad behind him and he has all McArthur Avenue to the north which is all commercial properties and big buildings, trucking terminal, I think there's really nothing to the south cause the road goes to a point and the actually, you have the backhoe man over in the corner which would be his south corner, so it's not that.

MR. KRIEGER: Then that's desirable, there's no question.

MR. PETRO: It's not that he's doing something bad in the wrong spot.

MR. KRIEGER: It's entirely appropriate, I understand that but the--

MR. PETRO: How do we get around it legally?

MR. KRIEGER: That doesn't necessarily make it, as you know, right and legal are not necessarily the same thing.

MR. PETRO: Did I say that once?

MR. LANDER: Twice.

MR. KRIEGER: Well, sounds like something you would have said, yes, or at least thought.

MR. TORPE: So I should keep it a bar, right?

MR. PETRO: No, we're kind of working with you here, we're trying to figure out exactly how to do it.

MR. LANDER: So, your suggestion is, Mr. Edsall, is to

send this to the zoning board for an interpretation at this point?

MR. EDSALL: Possibly with a recommendation.

MR. BABCOCK: And/or variance so if he goes there and he gets one trip and he has to get whatever he has to get.

MR. KRIEGER: Do it one way or the other and legally speaking, if the zoning board renders an interpretation consistent, whatever interpretation they render that's provided nobody appeals it, that's it, but I think it's significant enough that with the size parcel that--

MR. PETRO: Okay. Which would also protect you because if we went ahead with this, frankly, I don't know how we could go ahead with it, it's not the right zone and somebody objected to it, you could have a problem so in that case--

MR. LANDER: Before he goes to zoning, he's going to have to make sure, well, Andy's going to have to see the deed.

MR. TORPE: I'll get that to him, I don't know what to get because every time I ask somebody, I'm getting the runaround.

MR. LANDER: You have to have the deed.

MR. TORPE: I asked Dan, I told Dan, he came down, surveyed, combined the two lots, he did this, he did that, Leslie did all the same, she got me a new tax number, it's one parcel of land now, one tax map, it's a whole new number, everything, and she tells me, he tells me that, I don't know, I guess I got to go to Goshen, have somebody go to Goshen and get it stamped.

MR. KRIEGER: Did you ever have the deed itself changed?

MR. TORPE: Leslie did it through the tax map and he says through the survey now it's one.

MR. KRIEGER: Change in the tax number and change in the deeds are not the same thing.

MR. TORPE: Mark's been trying to explain it to me but I'm getting back and forth, back and forth, and I don't know about going to Goshen and doing no tax map or deed. Leslie said she done it all, she sent my things now it's one parcel.

MR. BABCOCK: Could very well be one parcel with two deeds, that's where the problem may be.

MR. KRIEGER: Well be one tax number, does not necessarily for all legal purposes denote one parcel.

MR. TORPE: She said the line's gone.

MR. BABCOCK: Typically, the assessor's office, you deal with them, they consolidate lots for tax purposes only.

MR. TORPE: That's the whole reason.

MR. KRIEGER: As they do everything for tax purposes only.

MR. PETRO: I want to leave here tonight before I'm in my 50's. Got to get the deed and get it to Andy. I would like to take a motion or have a motion from the board to send Mr. Torpe to the zoning board for clarification of the zoning and what they believe how we can proceed so--

MR. LANDER: And also whether or not--

MR. KRIEGER: Interpretation and/or variance.

MR. LANDER: With a recommendation from us.

MR. PETRO: We're going to do a positive recommendation. Does anybody disagree?

MR. ARGENIO: No, but we send them to zoning first or do the roll call and positive?

MR. PETRO: No, we're sending to zoning with the positive recommendation.

MR. ARGENIO: Okay. So moved.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board send Mr. Torpe to the New Windsor Zoning Board for clarification of the zoning and/or necessary variances that he may require for us to proceed on the site plan and we're sending him there with a positive recommendation from this board that he move forward with his plans. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

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

MR. PETRO: Paul, you did an outstanding job tonight.

MR. CUOMO: I know.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/14/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 1-37
NAME: 20th CENTURY TOWING SITE PLAN AMENDMENT
APPLICANT: TORPEY, PATRICK

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/14/2001	REC. CK. #1506	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00

Susan Zappala

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

RECEIPT
#435-2001

05/14/2001

PB # 01-37 Application See
20th Century Towing
200 Union Ave
New Windsor, NY 12553

Received \$ 100.00 for Planning Board Fees, on 05/14/2001. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk



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: 01-37

DATE PLAN RECEIVED: _____

RECEIVED
MAY 14 2001

The maps and plans for the Site Approval _____
 Subdivision _____ as submitted by
 _____ for the building or subdivision of
20th Century Towning has been
 reviewed by me and is approved
~~disapproved~~ _____

If disapproved, please list reason

This property is serviced by Town
water -

HIGHWAY SUPERINTENDENT DATE

John D. Dio - 5-17-01
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED

MAY 14 2001

N.W. HIGHWAY DEPT.

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: _____

01-37

RECEIVED

Please return
by 5/21/01

DATE PLAN RECEIVED: _____

MAY 14 2001

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by _____

_____ for the building or subdivision of _____

_____ has been

reviewed by me and is approved _____,

disapproved _____.

If disapproved, please list reason _____

Does not apply. Refer to county

Harry Kneel 5/21/01
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: May 14, 2001

SUBJECT: 20th Century Towing

Planning Board Reference Number: PB-01-37

Dated: 14 May 2001

Fire Prevention Reference Number: FPS-01-028

A review of the above referenced subject site plan was completed on 14 May 2001.

This site plan is acceptable.

Plans Dated: 4 April 2001.



Robert F. Rodgers



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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Branch Office
507 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B 01-37

WORK SESSION DATE: 2 May 01 APPLICANT RESUB. REQUIRED: new plan

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: 20th Century

PROJECT STATUS: NEW OLD

REPRESENTATIVE PRESENT: PVC/Pat T

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- - Pat will get documented to Krieger re lots combined
- - call PI zone - note still not on plan re NC
- - bldg #2 dimensions (must be drafted)
- OK 20' scale now
- Pkg calc OK
- - submit copy of survey - (one to Myra one to Mark)
- PB ^{must} OK the pkg in front of the bay door
- - show where bay doors are on plan

- CLOSING STATUS after app
- Set for agenda
 - possible agenda item for 5/23
 - _____ Discussion item for agenda
 - _____ ZBA referral on agenda

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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3
01-07

TOWN/VILLAGE OF New Windsor

P/B # _____

WORK SESSION DATE: 4 April 01

APPLICANT RESUB.
REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: 20th Century

PROJECT STATUS: NEW OLD _____

REPRESENTATIVE PRESENT: PVC / Pat T

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Get Krieger documentation that lots have been combined
P I zone
Bldg #2 has no dimensions
scale shown 1"=30 - doesn't match dimension on plan
should be 20' scale
call out as 5 bays
need to finish parking calc.
- proposed steps?

2160
bldg #1

CLOSING STATUS
____ Set for agenda
____ possible agenda item
____ Discussion item for agenda
____ ZBA referral on agenda

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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 01-37¹⁻³

WORK SESSION DATE: 3 Jan 01 APPLICANT RESUB. REQUIRED: Full lot

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: 20th Cent Touring

PROJECT STATUS: NEW X OLD _____

REPRESENTATIVE PRESENT: PVC; Torrey

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

- ITEMS TO BE ADDRESSED ON RESUBMITTAL:
- lots are ^{tax only} combined - get Krieger copies -
 - Get Yanoch to combine to single lot - file w/ OC Clerk
 - call out pre-cert note conf (USE on Bulk Table)
 - change bulk to NC; add note show for ref only
 - get Yanoch survey - show bldg loc dimension
 - pkg calc wrong - doesn't take into account both bldgs - both uses & area outside of bays.
 - proposed steps.
 - pkg layout screwed up - cars wedged in -
 - need correct pkg layout

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

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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B 01-37
WORK SESSION DATE: 18 OCT 00 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: late
PROJECT NAME: 20th Century
PROJECT STATUS: NEW X OLD _____
REPRESENTATIVE PRESENT: PVC -

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Bldg 1 Body Shop $4 \text{ bays} \times 4 = 16$
 $2341 - 1600 = 741 / 300 = 2.5 \text{ spaces}$
- Bldg 2 Sales + Towing $2 \text{ bays} \times 4 = 8$
 $1113 - 800 = 313 / 300 = 1.05$ 27.55 use 28
- need topo info
- call out as "car sales"
- show doors (bays) on Bldg #1
- show plus space vid. Ⓞ
- distinguish between customer & sales storage
- look at original site plan
- need to complete plan
- where is secure storage - (same as now?)
- where is car sales

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

pbwsform 10MJE98

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MAY 14 2001



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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF NEW WINDSOR

P/B # ¹⁻³ 01-37

WORK SESSION DATE: 20 SEPT 00

APPLICANT RESUB.
REQUIRED: Full later

REAPPEARANCE AT W/S REQUESTED: YES

PROJECT NAME: 20th Cent Towing

PROJECT STATUS: NEW X OLD _____

REPRESENTATIVE PRESENT: prc

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:
- He says he combined lots.
- No approval now for ~~lot~~ car sales
- Old Bldg - Body Shop
New Bldg - Detail Shop + Towing + Car Sales
- Total Plg Cak needed
Sales 1000
4/bay + 1300 outside bay (400 SF)

- add areas of bldgs
- distinguish between customer plg, sales plg, operation
CLOSING STATUS
Set for agenda
possible agenda item
Discussion item for agenda
ZBA referral on agenda

pbwsform 10MJE98

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MAY 14 2001



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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor

P/B # ¹⁻³ 01-37

WORK SESSION DATE: 5 APR 00

APPLICANT RESUB.
REQUIRED: No

REAPPEARANCE AT W/S REQUESTED: NO

PROJECT NAME: 20th Century 565-9144

PROJECT STATUS: NEW X OLD _____

REPRESENTATIVE PRESENT: PLC

MUNIC REPS PRESENT:

BLDG INSP.	<u>X</u>
FIRE INSP.	<u>X</u>
ENGINEER	<u>X</u>
PLANNER	_____
P/B CHMN.	_____
OTHER (Specify)	_____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

(21-2-8)+(21-2-9) = 21-2-9.1

Both PI

Must re file deed to single deed and lot

NO P/B Action needed

* HE WILL NEED A S/P APP FOR USE OF AREA *

[Signature]

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

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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 # 01-37

WORK SESSION DATE: 2 JUNE 99 APPLICANT RESUB. REQUIRED: Full later

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: 20th Century Tower

PROJECT STATUS: NEW X OLD _____

REPRESENTATIVE PRESENT: Pat Torrey

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Want buy adjoining bar
- confine lots
- want to expand the non-conf use to new area
- need plan - basic zoning info

CLOSING STATUS

- _____ Set for agenda
- _____ possible agenda item
- _____ Discussion item for agenda
- _____ ZBA referral on agenda

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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. 21 Block 2 Lot 9.1

BUILDING DEPARTMENT REFERRAL NUMBER _____

1. Name of Project 20th CENTURY SITE PLAN

2. Owner of Record PAT TORPEY Phone 565 9144

Address: 200 UNION AVE NY 12553
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant SAME Phone _____

Address: _____
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan _____ Phone _____

CUOMO ENGINEERING
Address: 1016 WORLD TRADE WAY
(Street Name & Number) (Post Office) (State) (Zip)
STEWART INTERNATIONAL AIRPORT
NEW WINDSOR, NY 12553

5. Attorney _____ Phone _____

Address: _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

PAUL CUOMO 567-0063
(Name) (Phone)

7. Project Location: On the WEST side of UNION AVE feet
(Direction) (Street) (No.)
of _____
(Direction) (Street)

8. Project Data: Acreage 0.51 Zone PI School Dist. _____

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(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

01-37

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 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.) SITE PLAN FOR 20TH CENT. OFFICE AND NEW BAY

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes X no _____

12. Has a Special Permit previously been granted for this property? yes _____ no X

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:

2ND DAY OF May 19 2001

[Signature]
NOTARY PUBLIC

[Signature]
APPLICANT'S SIGNATURE
[Signature]
Please Print Applicant's Name as Signed

JENNIFER MEND
Notary Public, State Of New York
No. 014620004
Qualified in Orange County
Commission Expires 10/30/2002

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DATE APPLICATION RECEIVED

01-37
APPLICATION NUMBER

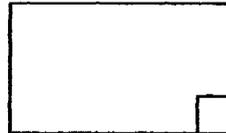
TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

ITEM

- 1. 20TH CENTURY Site Plan Title
- 2. TOWING & AUTO BODY 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. PAT TORREY Applicant's Name(s)
- 4. CUOMO ENGINEERING Applicant's Address
- 5. 1015 WORLD TRADE WAY Site Plan Preparer's Name
- 6. STEWART INTERNATIONAL AIRPORT Site Plan Preparer's Address
- 7. NEW WINDSOR, NY 12553 Site Plan Preparer's Address
- 8. 4/5/2001 Drawing Date
- 9. - Revision Dates
- 10. - Area Map Inset and Site Designation
- 11. ✓ Properties within 500' of site
- 12. ✓ Property Owners (Item #10)
- 13. ✓ Plot Plan
- 14. ✓ Scale (1" = 50' or lesser)
- 15. ✓ Metes and Bounds
- 16. ✓ Zoning Designation
- 17. ✓ North Arrow
- 18. ✓ Abutting Property Owners
- 19. ✓ Existing Building Locations
- 20. ✓ Existing Paved Areas
- 21. ✓ Existing Vegetation
- 22. ✓ 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. TOWN Water Supply
- 37. TOWN 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. 22,190 Property Area (Nearest 100 sq. ft.)
- 46. 3342 Building Coverage (sq. ft.)
- 47. 15% Building Coverage (% of total area)
- 48. 16,888 Pavement Coverage (sq. ft.)
- 49. 76% Pavement Coverage (% of total area)
- 50. 1000 Open Space (sq. ft.)
- 51. 5 Open Space (% of total area)
- 52. 25 No. of parking spaces proposed
- 53. 25 No. of parking spaces required

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REFERRING TO QUESTION 9 ON THE APPLICATION FORM, IS 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. 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: Paul K. Curran 5/3/01
Licensed Professional Date

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APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Patrick Taper, deposes and says that he resides
(OWNER)

at 200 Varrow Ave in the County of Orange
(OWNER'S ADDRESS)

and State of NX and that he is the owner of property tax map

(Sec. _____ Block _____ Lot _____)
designation number (Sec. 21 Block 2 Lot 9.1) which is the premises described in
the foregoing application and that he authorizes:

CUOMO ENGINEERING
(Applicant Name & Address, if different from owner) 1016 WORLD TRADE WAY
STEWART INTERNATIONAL AIRPORT
NEW WINDSOR, N.Y 12553
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

X

Date: _____
Owner's Signature

Witness Signature _____
Applicant's Signature if different than owner _____
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.

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PROJECT I.D. NUMBER

617.2
Appendix C

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

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

1. APPLICANT /SPONSOR PAT TORPEY	2. PROJECT NAME 20 CENTURY SITE PLAN
3. PROJECT LOCATION: Municipality NEW WINDSOR County ORANGE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 200 UNION AVE	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: NEW BAYS AND OFFICE FOR 20CENT. TOWNSHIP	
7. AMOUNT OF LAND AFFECTED: Initially 0.51 acres Ultimately 0.51 acres	
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	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: RAIL ROAD REAR OF PROP	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals PLANNING BOARD	
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 PLANNING BOARD	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: Paul Cuomo	CUOMO ENGINEERING 1016 WORLD TRADE WAY STEWART INTERNATIONAL AIRPORT NEW WINDSOR, NY 12553
Signature: Paul V. Cuomo	Date: 5/3/01

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

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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 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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Building Permit Tracking Log

Permit Application:

PA2000-0016

Tax Parcel ID:

48-1-5

Application Date: **8/24/00**

Type Of Permit: **COMMERCIAL REPAIR**

Street Address of Property: **25 BLOOMING GROVE TPKE**

Property Owner's Name: **TORPEY PATRICK J &
SUSAN F**

Property Owner's Address: **PO BOX 57909
SALT LAKE CITY UT 84157-**

Occupant's Name: **PATRICK TORPEY**

Applicant's Name: **20TH. CENTURY TOWING**

Applicant's Relation To Owner:

Occupant

NEW WINDSOR., NY 12553

Phone:

Fax:

Occupancy Classification: **210**

Description of Work: **REPAIR & OCCUPANCY 20TH CENTURY TOWING / C-1**

Dimensions of Work: **X X X X**

Building Permit Application Review Approvals

Review Type	Building Inspector	Date	Fire Inspector	Date
<i>Hold Permitting Good</i>	<i>[Signature]</i>	8/24		

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